

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Queen Anne / 12

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 962

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$264,900	\$333,000	\$597,900	\$674,900	88.6%	17.67%
2007 Value	\$297,800	\$360,300	\$658,100	\$674,900	97.5%	17.46%
Change	\$32,900	\$27,300	\$60,200		+8.9%	-0.21%
% Change	+12.4	+8.2%	+10.0%		+10.0%	-1.19%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.21% and -1.19% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$294,800	\$355,200	\$650,000
2007 Value	\$331,400	\$381,700	\$713,100
Percent Change	+12.4%	+7.5%	+9.7%

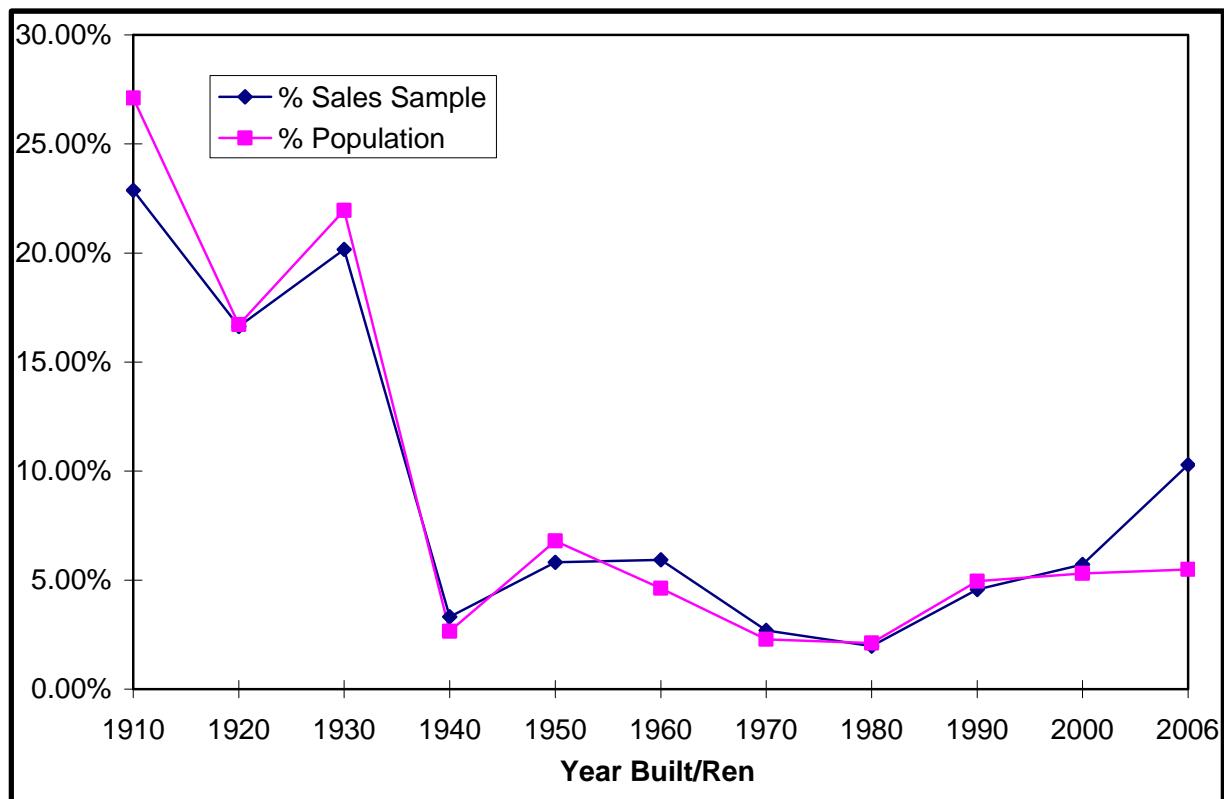
Number of one to three unit residences in the Population: 5044

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with Primary Views (Puget Sound, Seattle Skyline, or Lake Union) as well as properties in Neighborhood 33 were found to require adjustments. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

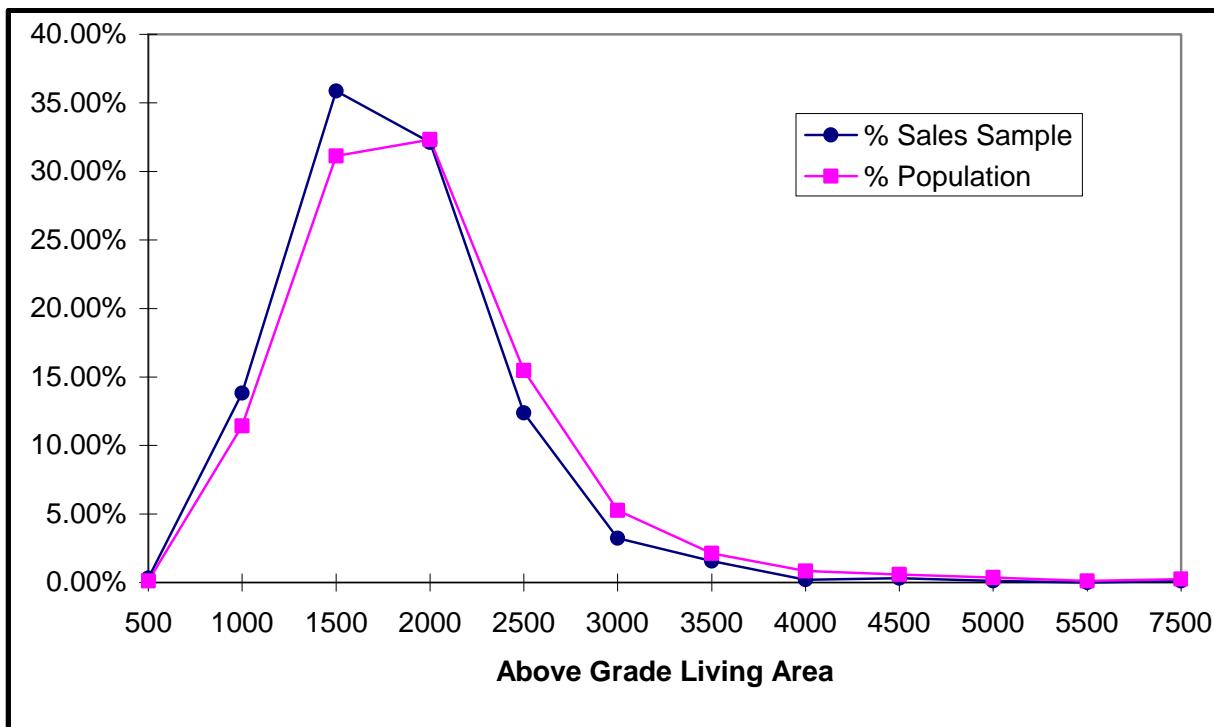
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	220	22.87%	1910	1367	27.10%
1920	160	16.63%	1920	843	16.71%
1930	194	20.17%	1930	1107	21.95%
1940	32	3.33%	1940	134	2.66%
1950	56	5.82%	1950	343	6.80%
1960	57	5.93%	1960	233	4.62%
1970	26	2.70%	1970	115	2.28%
1980	19	1.98%	1980	107	2.12%
1990	44	4.57%	1990	250	4.96%
2000	55	5.72%	2000	268	5.31%
2006	99	10.29%	2006	277	5.49%
	962			5044	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

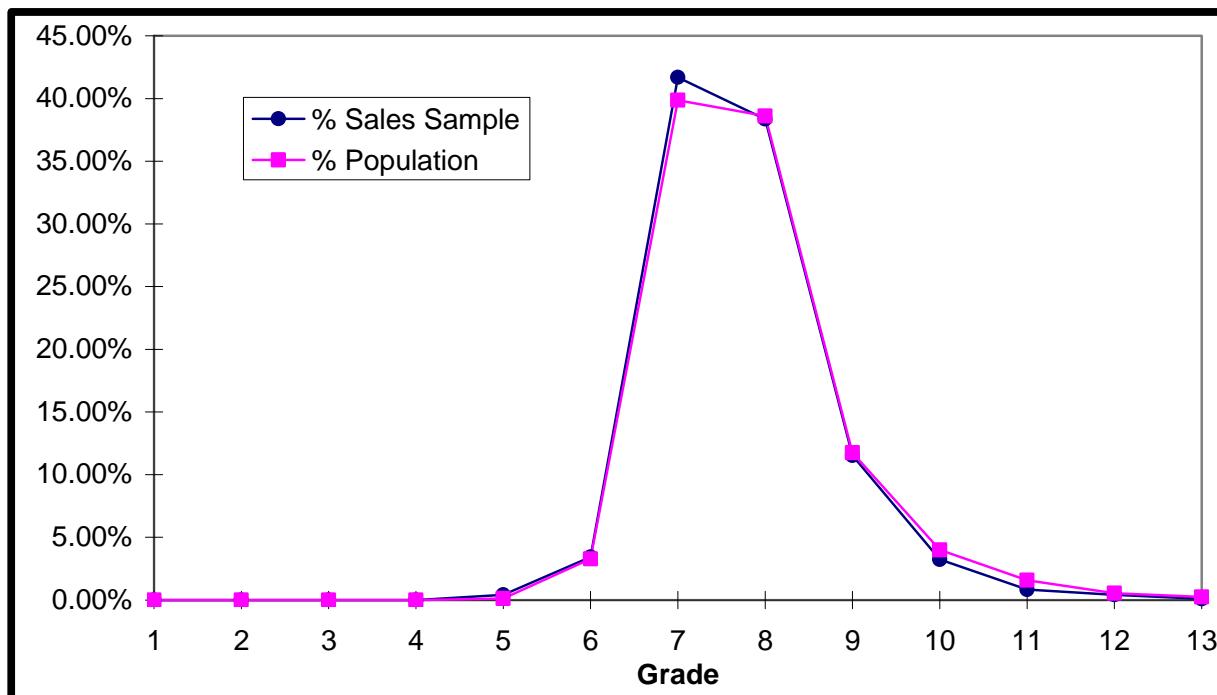
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	3	0.31%	500	6	0.12%
1000	133	13.83%	1000	577	11.44%
1500	345	35.86%	1500	1570	31.13%
2000	309	32.12%	2000	1630	32.32%
2500	119	12.37%	2500	780	15.46%
3000	31	3.22%	3000	266	5.27%
3500	15	1.56%	3500	107	2.12%
4000	2	0.21%	4000	42	0.83%
4500	3	0.31%	4500	30	0.59%
5000	1	0.10%	5000	18	0.36%
5500	0	0.00%	5500	6	0.12%
7500	1	0.10%	12000	12	0.24%
	962			5044	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

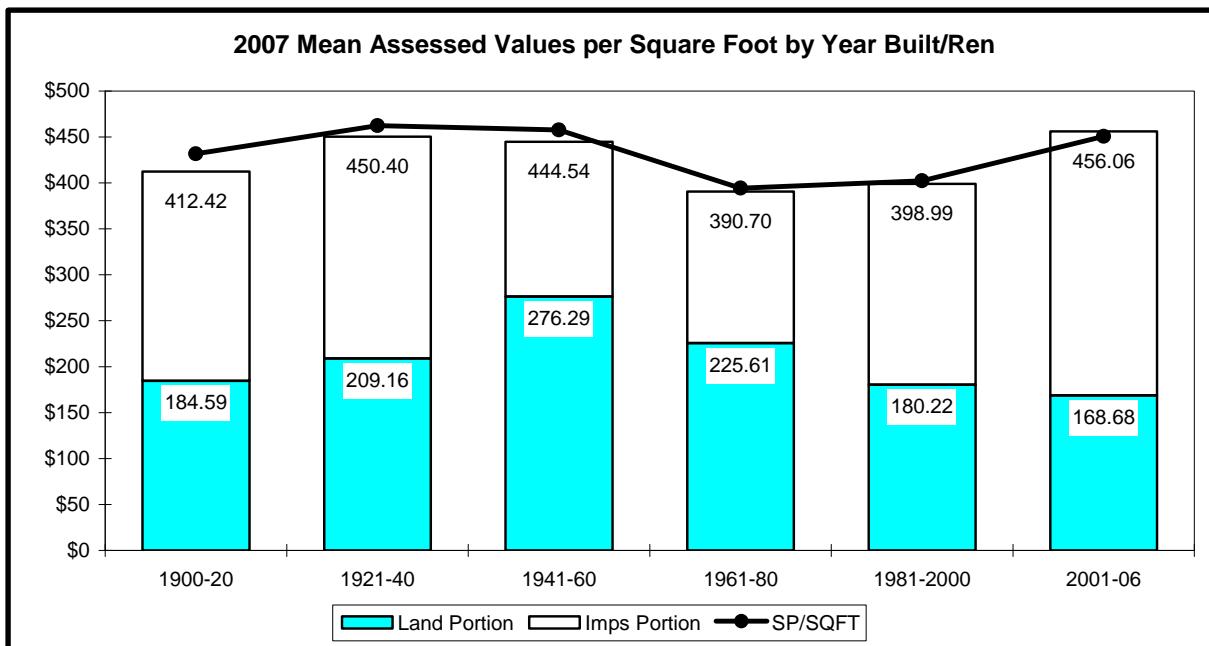
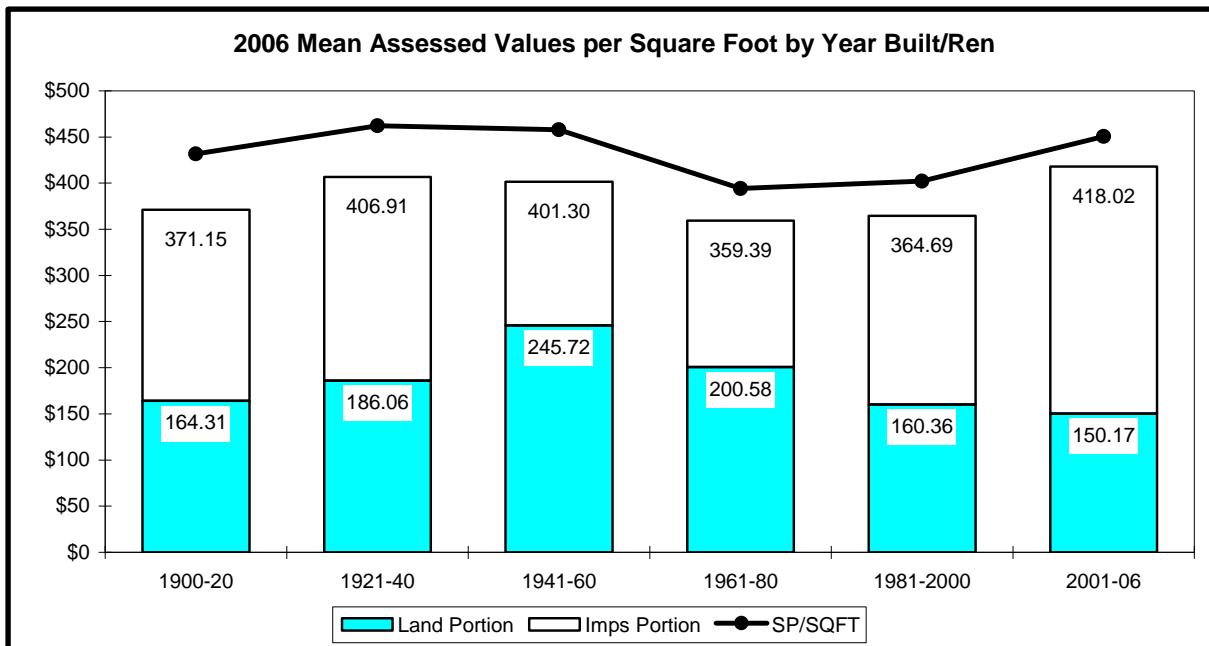
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	4	0.42%	5	6	0.12%
6	33	3.43%	6	165	3.27%
7	401	41.68%	7	2011	39.87%
8	369	38.36%	8	1947	38.60%
9	111	11.54%	9	593	11.76%
10	31	3.22%	10	202	4.00%
11	8	0.83%	11	80	1.59%
12	4	0.42%	12	28	0.56%
13	1	0.10%	13	12	0.24%
	962			5044	



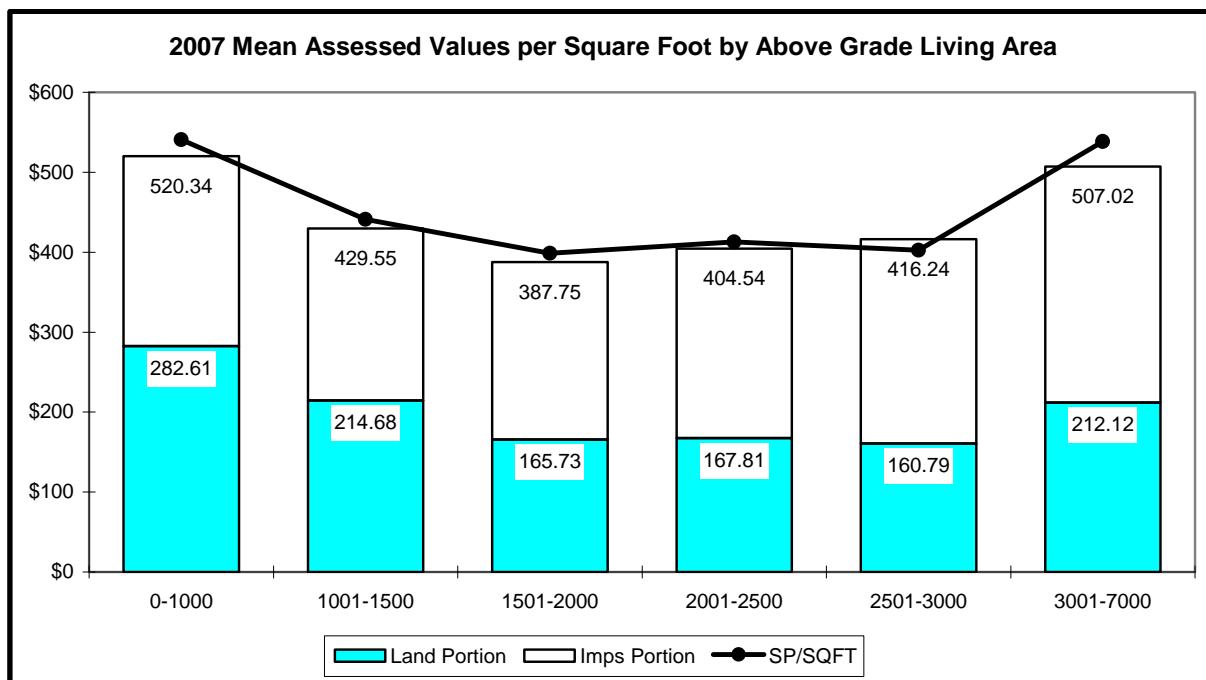
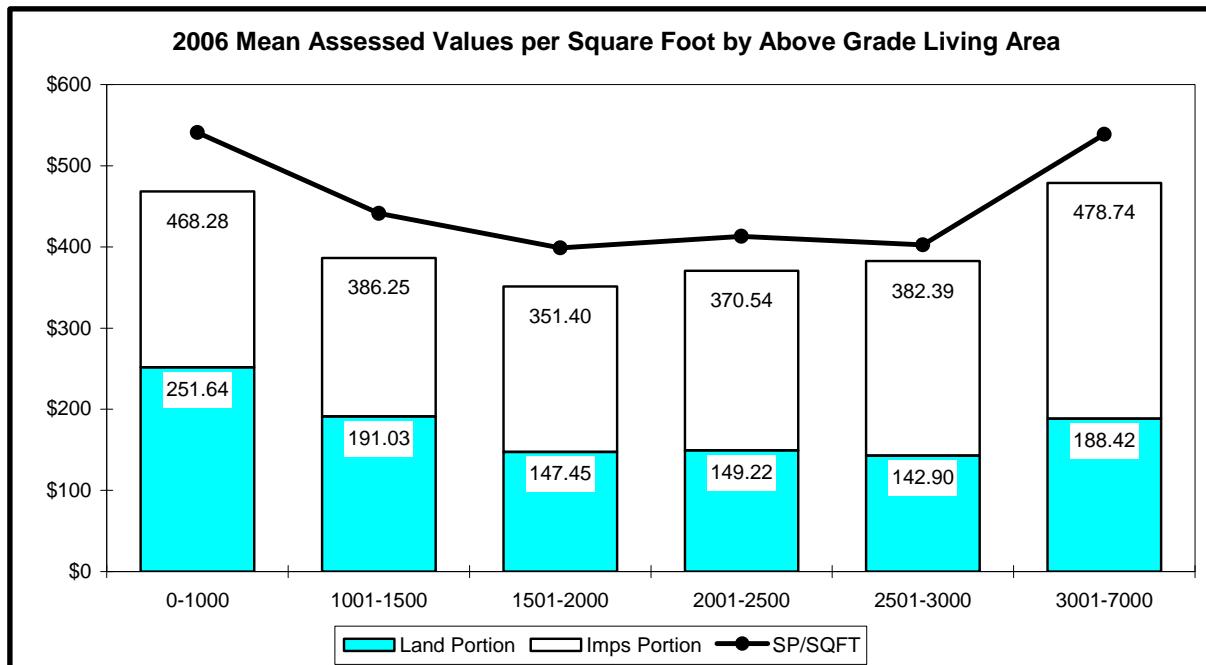
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



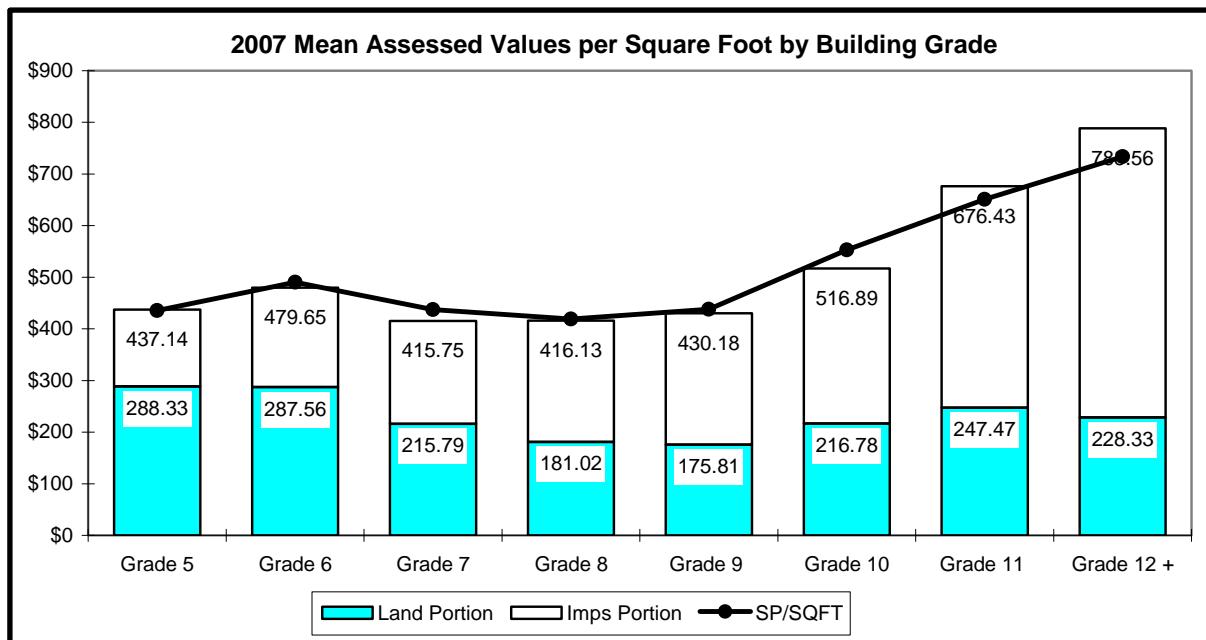
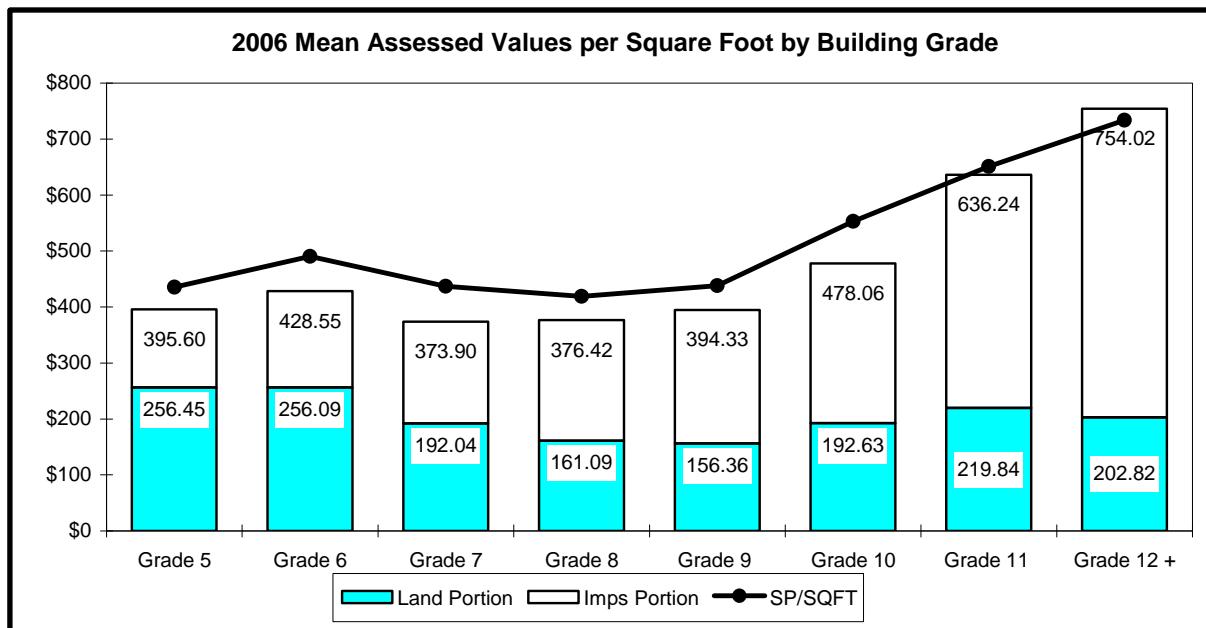
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**

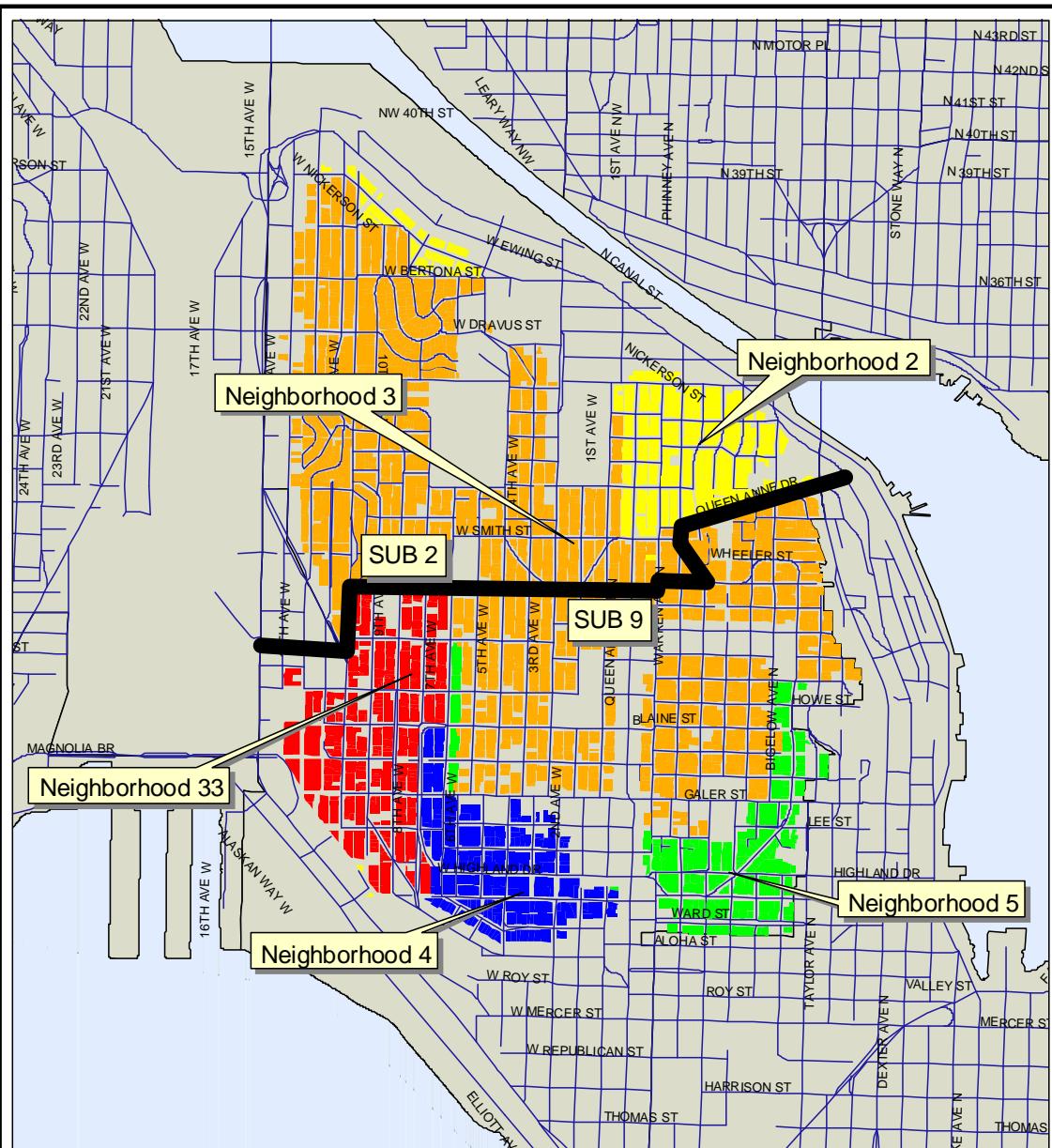


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***

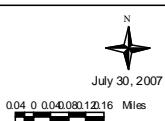


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 12

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.
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File Name: RP_clevpmapsarea 12annup.apr



Legend

Neighborhood	Color
0	Yellow
2	Orange
4	Blue
5	Green
3	Red
1	Black

Street address
Major waterbodies conflated to PARCEL

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 3 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 12.63% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.1263, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 962 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with Primary Views (Puget Sound, Seattle Skyline, or Lake Union) as well as properties in Neighborhood 33 were found to require adjustments. This formula adjusts the three possible combinations of those two variables as individual dichotomous variables. The fourth combination of these variables (No Primary View and Not in Neighborhood 33) is contained in the remainder of the population.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8879008 + 6.519678E-02 * \text{PrimVwNghb33YN} + 6.807736E-02 * \text{PrimVwNoNghb33YN} + 4.914891E-02 * \text{NoPrimVwNghb33YN}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.1263)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.1263).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Any properties excluded from the annual up-date process are noted in RealProperty.
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.1263, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 12 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

12.63%

PrimVwNghb33YN

Yes

% Adjustment

-7.70%

PrimVwNoNghb33YN

Yes

% Adjustment

-8.02%

NoPrimVwNghb33YN

Yes

% Adjustment

-5.91%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

A "Primary View in Neighborhood 33" parcel would *approximately* receive a 4.93% upward adjustment (12.63% - 7.70%). There are 318 such parcels in the population and they are represented by 53 sales

A "Primary View not in Neighborhood 33" parcel would approximately receive a 4.61% upward adjustment (12.63% - 8.02%). There are 712 such parcels in the population and they are represented by 109 sales

A "No Primary View in Neighborhood 33" parcel would approximately receive a 6.72% upward adjustment (12.63% - 5.91%). There are 245 such parcels in the population and they are represented by 74 sales

74.7% of the population of 1 to 3 Unit Residences in the area (3769 parcels) are adjusted by the overall alone.

Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	4	0.907	1.004	10.7%	0.684	1.323
6	33	0.869	0.973	11.9%	0.905	1.040
7	401	0.857	0.952	11.1%	0.935	0.969
8	369	0.897	0.992	10.6%	0.975	1.009
9	111	0.901	0.981	8.9%	0.947	1.015
10	31	0.857	0.926	8.1%	0.850	1.002
11	8	0.963	1.024	6.3%	0.805	1.243
12	4	1.035	1.082	4.6%	0.841	1.323
13	1	1.037	1.085	4.6%	N/A	N/A
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1920	380	0.863	0.958	11.0%	0.939	0.976
1921-1940	226	0.874	0.965	10.4%	0.942	0.987
1941-1960	113	0.884	0.974	10.2%	0.946	1.002
1961-1980	45	0.919	0.997	8.5%	0.941	1.053
1981-2000	99	0.921	1.002	8.7%	0.969	1.034
2001-2006	99	0.932	1.013	8.8%	0.979	1.048
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Poor	2	0.932	1.047	12.4%	-1.410	3.505
Fair	6	0.917	1.032	12.6%	0.818	1.246
Average	650	0.882	0.971	10.1%	0.957	0.984
Good	224	0.901	0.993	10.2%	0.971	1.015
Very Good	80	0.873	0.957	9.6%	0.917	0.997
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	314	0.871	0.966	11.0%	0.949	0.984
1.5	278	0.871	0.965	10.7%	0.942	0.987
2	315	0.904	0.991	9.6%	0.971	1.010
2.5	14	0.911	0.966	6.0%	0.857	1.074
3	41	0.890	0.962	8.1%	0.909	1.016

Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<801	44	0.883	0.977	10.7%	0.927	1.027
0801-1000	92	0.858	0.956	11.3%	0.928	0.983
1001-1500	345	0.875	0.973	11.2%	0.955	0.991
1501-2000	309	0.881	0.972	10.3%	0.952	0.993
2001-2500	119	0.896	0.978	9.1%	0.946	1.010
2501-3000	31	0.951	1.035	8.8%	0.957	1.113
3001-7000	22	0.908	0.960	5.7%	0.872	1.048
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	587	0.868	0.971	11.9%	0.957	0.985
Y	375	0.908	0.980	7.9%	0.962	0.998
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	962	0.886	0.975	10.1%	0.964	0.986
Y	0	N/A	N/A	N/A	N/A	N/A
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
2	489	0.888	0.993	11.8%	0.978	1.009
9	473	0.884	0.962	8.8%	0.946	0.977
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<3000	198	0.886	0.977	10.3%	0.955	0.999
03000-05000	523	0.885	0.978	10.5%	0.963	0.994
05001-08000	225	0.887	0.970	9.4%	0.947	0.994
08001-17000	16	0.890	0.955	7.2%	0.863	1.047

Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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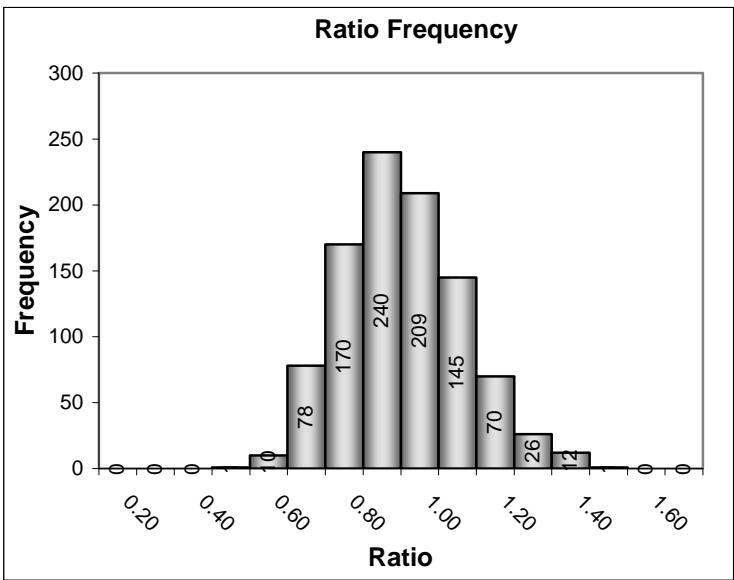
It is difficult to draw valid conclusions when the sales count is low.

PrimVwNghb33YN	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	909	0.883	0.975	10.5%	0.964	0.987
Y	53	0.926	0.971	4.8%	0.925	1.017
PrimVwNoNghb33YN	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	853	0.874	0.974	11.4%	0.962	0.986
Y	109	0.938	0.981	4.6%	0.949	1.012
NoPrimVwNghb33YN	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	888	0.884	0.975	10.3%	0.963	0.986
Y	74	0.919	0.980	6.6%	0.944	1.016

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2006	Date of Report: 7/30/2007	Sales Dates: 1/2004 - 12/2006
Area 12 / Queen Anne	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	962		
Mean Assessed Value	597,900		
Mean Sales Price	674,900		
Standard Deviation AV	313,596		
Standard Deviation SP	343,976		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.903		
Median Ratio	0.892		
Weighted Mean Ratio	0.886		
UNIFORMITY			
Lowest ratio	0.440		
Highest ratio:	1.404		
Coefficient of Dispersion	14.30%		
Standard Deviation	0.160		
Coefficient of Variation	17.67%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.881		
Upper limit	0.904		
95% Confidence: Mean			
Lower limit	0.893		
Upper limit	0.913		
SAMPLE SIZE EVALUATION			
N (population size)	5044		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.160		
Recommended minimum:	41		
Actual sample size:	962		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	508		
# ratios above mean:	454		
Z:	1.741		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



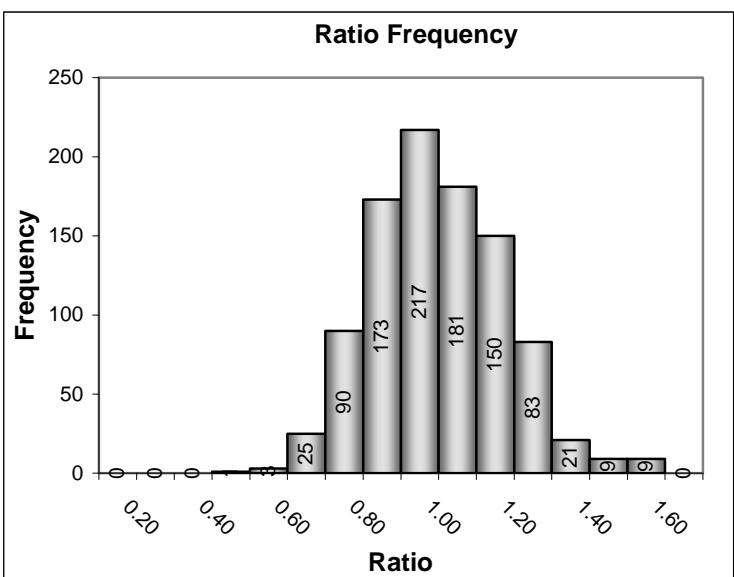
COMMENTS:

1 to 3 Unit Residences throughout Area 12

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2007	Date of Report: 7/30/2007	Sales Dates: 1/2004 - 12/2006
Area 12 / Queen Anne	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 962			
<i>Mean Assessed Value</i>	658,100		
<i>Mean Sales Price</i>	674,900		
<i>Standard Deviation AV</i>	327,002		
<i>Standard Deviation SP</i>	343,976		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.999		
<i>Median Ratio</i>	0.989		
<i>Weighted Mean Ratio</i>	0.975		
UNIFORMITY			
<i>Lowest ratio</i>	0.495		
<i>Highest ratio:</i>	1.580		
<i>Coefficient of Dispersion</i>	14.13%		
<i>Standard Deviation</i>	0.174		
<i>Coefficient of Variation</i>	17.46%		
<i>Price Related Differential (PRD)</i>	1.025		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.970		
<i>Upper limit</i>	1.001		
95% Confidence: Mean			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.010		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	5044		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.174		
Recommended minimum:	49		
Actual sample size:	962		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	506		
# ratios above mean:	456		
Z:	1.612		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Area 12

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	524480	1235	2/11/05	\$265,500	810	0	5	1918	1	4000	N	N	2622 MAYFAIR AVE N
002	524480	1235	11/24/04	\$185,000	810	0	5	1918	1	4000	N	N	2622 MAYFAIR AVE N
002	890000	0140	9/23/05	\$294,950	480	480	6	1925	3	1364	N	N	3042 4TH AVE W
002	277060	4270	1/14/05	\$339,500	530	0	6	1996	3	1300	N	N	2632 14TH AVE W
002	197220	5675	8/2/06	\$475,000	580	0	6	1919	3	3600	Y	N	36 FLORENTIA ST
002	197220	5675	12/22/05	\$360,000	580	0	6	1919	3	3600	Y	N	36 FLORENTIA ST
002	277060	5125	10/15/04	\$380,000	670	120	6	1921	3	4800	Y	N	3428 13TH AVE W
002	277060	5125	2/27/04	\$349,000	670	120	6	1921	3	4800	Y	N	3428 13TH AVE W
002	265250	1470	1/3/06	\$390,000	680	0	6	1906	3	3600	N	N	2429 1ST AVE N
002	524480	0699	4/27/05	\$335,000	700	0	6	1919	3	2200	Y	N	159 FULTON ST
002	213870	0555	2/23/06	\$410,100	720	0	6	1919	3	3675	N	N	2440 1ST AVE N
002	265250	2170	4/18/06	\$459,000	740	740	6	1918	4	3600	N	N	2423 2ND AVE W
002	524480	1275	11/21/06	\$301,000	740	0	6	1916	4	3943	N	N	2609 3RD AVE N
002	524480	1275	2/14/06	\$295,000	740	0	6	1916	4	3943	N	N	2609 3RD AVE N
002	787150	0691	11/14/06	\$490,000	770	180	6	1927	3	2360	N	N	2419 10TH AVE W
002	197220	5670	3/27/06	\$360,000	770	0	6	1907	3	1950	Y	N	32 FLORENTIA ST
002	681910	0326	5/13/05	\$440,000	840	770	6	1947	3	3000	N	N	8 W FULTON ST
002	681910	0326	3/15/04	\$398,500	840	770	6	1947	3	3000	N	N	8 W FULTON ST
002	277060	5265	8/12/05	\$412,000	840	0	6	1904	3	6000	N	N	3228 13TH AVE W
002	097600	0215	1/27/06	\$590,000	860	0	6	1995	3	5815	N	N	2601 3RD AVE W
002	277060	4360	12/18/06	\$455,000	970	0	6	1947	3	6000	N	N	2812 14TH AVE W
002	890000	0125	1/30/04	\$423,500	1010	160	6	1910	3	3810	N	N	3032 4TH AVE W
002	890000	0100	12/20/04	\$385,000	1030	600	6	1970	3	3810	N	N	3018 4TH AVE W
002	524480	0460	7/27/04	\$365,500	1090	0	6	1920	4	4000	Y	N	2925 2ND AVE N
002	701320	0120	9/28/04	\$352,000	400	280	7	1920	3	813	N	N	400 W MCGRAW PL
002	286710	0120	8/11/05	\$427,000	620	500	7	1942	3	5050	N	N	2701 8TH AVE W
002	265250	1616	5/10/06	\$426,000	640	600	7	1944	4	3210	N	N	2424 QUEEN ANNE AVE N
002	681910	0141	9/13/04	\$464,800	720	0	7	1923	3	3400	N	N	11 W ARMOUR ST
002	253330	0135	4/7/06	\$375,000	720	0	7	1919	3	2720	N	N	1008 W ARMOUR ST
002	265250	0045	4/28/05	\$380,000	730	0	7	1915	3	3600	N	N	2572 3RD AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	197220	5640	7/8/05	\$383,000	740	720	7	1925	3	1706	Y	N	12 FLORENTIA ST
002	253330	0580	9/23/04	\$422,500	750	200	7	1940	5	2580	N	N	1012 W FULTON ST
002	701320	0285	10/30/06	\$559,000	770	0	7	1907	4	4800	N	N	2423 3RD AVE W
002	277060	4500	11/28/06	\$365,000	780	0	7	1908	3	1750	N	N	1310 W DRAVUS ST
002	277060	5460	11/6/06	\$548,600	790	240	7	1946	3	6000	Y	N	3456 12TH AVE W
002	265250	0185	4/20/06	\$449,000	800	0	7	1908	3	3600	N	N	2541 2ND AVE W
002	277060	5120	4/22/04	\$465,000	800	200	7	1950	3	6000	Y	N	3432 13TH AVE W
002	940580	0006	4/2/04	\$299,950	800	0	7	1926	3	3480	N	N	710 W MCGRAW ST
002	949170	0050	4/27/06	\$482,500	810	400	7	1927	3	4080	N	N	1010 W NEWELL ST
002	524480	0530	11/18/05	\$509,500	810	900	7	1923	4	4120	N	N	2910 1ST AVE N
002	274960	0245	4/27/04	\$334,000	810	0	7	1948	3	4800	N	N	3415 9TH AVE W
002	690520	0045	5/9/05	\$549,000	820	90	7	1918	3	5000	Y	N	3016 11TH AVE W
002	277060	5055	8/24/05	\$405,000	820	180	7	1908	3	6000	Y	N	3623 12TH AVE W
002	701320	0015	7/20/05	\$430,000	830	0	7	1925	3	2550	N	N	424 W MCGRAW PL
002	744300	1495	10/24/05	\$430,000	830	100	7	1952	3	4200	Y	N	1016 W RUFFNER ST
002	701320	0015	5/28/04	\$380,000	830	0	7	1925	3	2550	N	N	424 W MCGRAW PL
002	744300	1440	9/20/06	\$640,000	840	800	7	1907	4	4400	Y	N	937 W EMERSON ST
002	744300	1440	5/23/06	\$515,000	840	800	7	1907	4	4400	Y	N	937 W EMERSON ST
002	744300	1440	4/27/05	\$470,000	840	800	7	1907	4	4400	Y	N	937 W EMERSON ST
002	265300	0175	4/24/06	\$432,000	850	0	7	1912	4	2622	N	N	102 W MCGRAW PL
002	787150	0260	9/15/04	\$391,950	850	0	7	1914	3	2675	N	N	909 W RAYE ST
002	524480	0555	6/23/06	\$499,000	860	0	7	1920	3	4000	N	N	2907 WARREN AVE N
002	265250	0075	9/21/05	\$495,000	860	230	7	1928	3	4800	N	N	2554 3RD AVE W
002	524480	0565	3/15/06	\$400,000	860	0	7	1920	4	4000	N	N	2915 WARREN AVE N
002	274960	0095	5/16/06	\$540,000	870	0	7	1924	3	4800	Y	N	3413 10TH AVE W
002	744300	1480	8/18/06	\$456,000	880	0	7	1952	3	2783	Y	N	3422 9TH AVE W
002	524480	1161	11/16/05	\$500,000	880	800	7	1940	5	4945	N	N	2614 3RD AVE N
002	681910	0376	4/22/05	\$553,000	890	120	7	1924	4	3520	Y	N	16 W FULTON ST
002	242503	9050	9/27/06	\$480,000	890	0	7	1910	3	2568	N	N	506 W SMITH ST
002	744300	0794	7/14/05	\$339,000	910	410	7	2005	3	1250	N	N	626 B W EMERSON ST
002	744300	0793	7/14/05	\$334,000	910	410	7	2005	3	1254	N	N	624 B W EMERSON ST

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	197220	5725	5/30/06	\$450,000	920	0	7	1953	2	3600	Y	N	112 FLORENTIA ST
002	169990	0026	8/8/06	\$436,000	920	0	7	1939	3	3680	N	N	354 QUEEN ANNE DR
002	681910	0340	6/1/04	\$360,000	920	0	7	1947	3	6000	Y	N	2917 QUEEN ANNE AVE N
002	690520	0070	5/17/04	\$389,000	920	420	7	1950	3	3673	Y	N	3042 12TH AVE W
002	681910	0260	6/23/04	\$500,000	930	390	7	1940	3	6000	Y	N	2810 QUEEN ANNE AVE N
002	524480	1581	4/21/05	\$457,000	930	500	7	1910	3	3704	Y	N	109 NEWELL ST
002	744300	0825	9/22/05	\$440,000	940	860	7	1961	3	4400	Y	N	650 W EMERSON ST
002	027500	0025	3/13/06	\$575,000	940	700	7	1921	3	4890	N	N	2611 9TH AVE W
002	940580	0035	5/25/04	\$475,000	940	0	7	1906	3	4800	N	N	2427 7TH AVE W
002	197220	5731	2/25/05	\$395,000	940	940	7	1965	3	2160	N	N	3011 WARREN AVE N
002	524480	0455	2/23/06	\$472,500	950	0	7	1908	4	4000	N	N	2921 2ND AVE N
002	940630	0077	1/9/06	\$612,810	960	170	7	1910	3	1800	N	N	719 W WHEELER ST
002	027500	0020	6/21/06	\$500,000	960	0	7	1920	3	4892	N	N	2615 9TH AVE W
002	511340	0324	2/6/06	\$512,000	970	0	7	1946	3	4601	N	N	2655 13TH AVE W
002	681910	0402	7/28/05	\$561,000	980	290	7	1955	4	2829	Y	N	11 W FLORENTIA ST
002	286710	0070	9/19/06	\$592,000	980	0	7	1918	3	2760	N	N	2708 9TH AVE W
002	277060	4635	6/20/06	\$507,500	980	0	7	1952	3	6000	Y	N	3417 13TH AVE W
002	690520	0060	4/21/06	\$505,000	980	240	7	1922	3	5000	N	N	3032 11TH AVE W
002	690520	0181	12/27/06	\$440,000	980	720	7	1949	3	4204	N	N	1209 W DRAVUS ST
002	342960	0100	2/10/04	\$421,000	980	0	7	1950	3	5000	N	N	2655 8TH AVE W
002	277110	4675	8/19/04	\$340,000	980	0	7	1953	3	4000	Y	N	2556 12TH AVE W
002	524480	0280	5/20/05	\$655,000	990	0	7	1910	3	4000	N	N	2912 2ND AVE N
002	524480	1735	3/18/04	\$440,000	990	300	7	1952	3	3360	N	N	2708 NOB HILL AVE N
002	511340	0234	7/20/04	\$485,000	990	360	7	1947	3	6230	Y	N	1202 W BOTHWELL ST
002	342960	0090	9/28/05	\$400,000	990	0	7	1954	3	4500	N	N	806 W BOTHWELL ST
002	524480	0235	1/25/06	\$406,436	990	0	7	1910	3	4000	N	N	2931 3RD AVE N
002	511340	0219	2/11/05	\$435,000	990	700	7	1947	3	4261	Y	N	2641 12TH AVE W
002	701320	0115	3/9/04	\$387,000	990	0	7	1925	3	2257	N	N	406 W MCGRAW PL
002	511340	0395	9/17/06	\$535,000	1000	320	7	1946	3	5324	N	N	2859 13TH AVE W
002	511340	0270	6/23/06	\$520,000	1000	0	7	1947	3	7780	Y	N	2634 13TH AVE W
002	265250	0240	8/20/05	\$725,000	1010	810	7	1918	3	3200	N	N	210 W SMITH ST

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	524480	0510	12/1/06	\$672,500	1010	0	7	1923	3	4080	Y	N	2926 1ST AVE N
002	681910	0135	11/17/05	\$619,000	1010	0	7	1924	3	4800	Y	N	2715 QUEEN ANNE AVE N
002	265250	0190	8/25/06	\$569,000	1010	120	7	1914	3	3600	N	N	2537 2ND AVE W
002	690520	0360	3/10/06	\$426,400	1010	0	7	1950	3	5400	N	N	3017 13TH AVE W
002	511340	0050	7/25/06	\$465,000	1010	140	7	1927	3	4945	Y	N	2830 12TH AVE W
002	701220	0095	4/17/06	\$370,000	1010	0	7	1953	3	4250	N	N	310 W SMITH ST
002	701220	0175	12/28/04	\$400,000	1010	0	7	1926	3	4275	N	N	2556 4TH AVE W
002	097600	0540	8/3/06	\$358,000	1010	0	7	1922	3	4445	N	N	2709 4TH AVE W
002	524480	0940	4/23/04	\$350,000	1010	0	7	1924	4	3055	N	N	254 NEWELL ST
002	690520	0330	12/26/06	\$540,000	1020	600	7	1950	3	5442	N	N	3047 13TH AVE W
002	690520	0335	10/13/05	\$450,000	1020	660	7	1951	3	5450	N	N	3041 13TH AVE W
002	690520	0330	6/13/05	\$415,000	1020	600	7	1950	3	5442	N	N	3047 13TH AVE W
002	277060	5500	2/15/06	\$539,000	1030	210	7	1946	3	6000	Y	N	3415 11TH AVE W
002	277110	5080	7/19/04	\$456,000	1030	500	7	1913	3	4000	Y	N	2535 12TH AVE W
002	681910	0320	1/12/04	\$458,500	1040	170	7	1924	4	3600	N	N	22 W ARMOUR ST
002	242503	9029	11/7/06	\$591,000	1050	800	7	1928	4	3230	N	N	2511 6TH AVE W
002	744300	0645	3/17/04	\$380,000	1060	800	7	1944	3	2025	N	N	810 W ARGAND ST
002	701320	0255	12/8/04	\$450,000	1060	790	7	1942	4	4800	N	N	2447 3RD AVE W
002	690520	0370	11/15/04	\$425,300	1060	900	7	1912	3	5576	N	N	3009 13TH AVE W
002	277060	4630	7/11/06	\$560,000	1070	0	7	1949	3	6000	Y	N	3413 13TH AVE W
002	097600	0195	12/14/05	\$440,000	1070	800	7	1956	3	2513	N	N	2602 4TH AVE W
002	277110	4760	7/19/04	\$589,500	1070	770	7	1952	3	5000	Y	N	2501 11TH AVE W
002	744300	0795	9/14/06	\$404,000	1076	0	7	1922	3	1869	N	N	626 W EMERSON ST
002	701520	0235	4/16/04	\$484,000	1080	430	7	1940	3	6570	Y	N	802 W ETRURIA ST
002	511340	0145	1/18/06	\$509,140	1080	1080	7	1924	3	5656	N	N	2615 11TH AVE W
002	701520	0690	1/27/06	\$529,950	1090	690	7	1940	3	4866	N	N	3222 8TH AVE W
002	511340	0100	6/14/05	\$455,000	1090	1090	7	1929	3	4061	Y	N	2705 11TH AVE W
002	796510	0141	5/13/05	\$475,000	1100	400	7	1909	3	2800	N	N	706 W HALLADAY ST
002	701520	0855	4/29/04	\$480,000	1100	500	7	1940	3	5322	Y	N	711 W ETRURIA ST
002	265250	1615	5/9/06	\$506,500	1110	800	7	1946	4	3995	N	N	2428 QUEEN ANNE AVE N
002	744300	1466	4/11/05	\$428,000	1110	880	7	1995	3	2703	N	N	3436 9TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	277160	1845	3/29/06	\$425,000	1110	960	7	1927	3	8000	Y	N	2219 11TH AVE W
002	701520	0305	10/6/06	\$625,000	1120	800	7	1952	3	5174	Y	N	3222 10TH AVE W
002	766270	0025	12/22/06	\$585,000	1120	700	7	1957	3	5000	N	N	1017 W NEWELL ST
002	286710	0071	12/18/06	\$650,000	1130	0	7	1918	3	2745	N	N	2704 9TH AVE W
002	701520	0916	5/30/06	\$565,000	1130	240	7	1946	3	4513	N	N	735 W FLORENTIA PL
002	690520	0220	2/23/06	\$483,000	1130	0	7	1948	3	4484	Y	N	3011 12TH AVE W
002	097600	0165	11/22/04	\$360,000	1130	360	7	1950	3	4445	N	N	2612 4TH AVE W
002	701520	0700	6/20/06	\$472,500	1140	0	7	1954	3	5530	N	N	717 W CREMONA ST
002	701520	0760	8/16/05	\$556,050	1140	750	7	1948	3	5556	Y	N	723 W DRAVUS ST
002	701520	0760	7/12/04	\$473,750	1140	750	7	1948	3	5556	Y	N	723 W DRAVUS ST
002	701320	0200	7/14/06	\$412,500	1140	0	7	1924	3	4800	N	N	2428 4TH AVE W
002	524480	0190	10/3/05	\$635,000	1150	0	7	1920	3	4000	N	N	2906 MAYFAIR AVE N
002	097600	0445	10/17/06	\$595,000	1150	700	7	1917	3	4999	N	N	2710 5TH AVE W
002	524480	0190	1/28/05	\$550,000	1150	0	7	1920	3	4000	N	N	2906 MAYFAIR AVE N
002	242503	9077	9/5/06	\$605,500	1160	400	7	1916	3	4206	N	N	422 W SMITH ST
002	690520	0321	4/8/05	\$415,000	1160	0	7	1918	3	5457	N	N	1309 W DRAVUS ST
002	787150	0350	3/4/06	\$711,000	1170	0	7	1907	3	3200	N	N	914 W HALLADAY ST
002	787150	0350	3/10/05	\$503,000	1170	0	7	1907	3	3200	N	N	914 W HALLADAY ST
002	744300	0491	11/18/05	\$430,000	1180	590	7	2001	3	1031	Y	N	665 W EMERSON ST
002	511340	0469	9/7/05	\$595,000	1190	400	7	1993	3	4977	Y	N	2847 12TH AVE W
002	097600	0560	5/17/05	\$445,000	1190	0	7	1922	3	4445	N	N	2717 4TH AVE W
002	701520	0220	5/25/06	\$638,000	1200	800	7	1937	3	6600	Y	N	3213 CONKLING PL W
002	242503	9065	7/10/06	\$549,950	1200	360	7	1928	3	6008	N	N	2581 5TH AVE W
002	701520	0220	3/3/04	\$500,000	1200	800	7	1937	3	6600	Y	N	3213 CONKLING PL W
002	265300	0280	7/11/05	\$510,000	1210	0	7	1919	3	3600	N	N	2436 2ND AVE W
002	265300	0280	9/16/04	\$355,000	1210	0	7	1919	3	3600	N	N	2436 2ND AVE W
002	511340	0590	4/12/06	\$555,000	1220	150	7	1946	3	4685	N	N	2854 13TH AVE W
002	274960	0005	4/26/06	\$425,000	1220	0	7	1952	3	4800	N	N	1017 W RUFFNER ST
002	277060	4545	3/9/05	\$516,000	1220	1000	7	1955	3	6000	Y	N	3247 13TH AVE W
002	787150	0460	6/2/04	\$320,000	1240	0	7	1915	3	3060	N	N	2580 11TH AVE W
002	787150	0460	10/26/04	\$582,000	1240	0	7	1915	3	3060	N	N	2580 11TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	277060	4445	11/28/05	\$491,000	1240	0	7	1945	3	6000	N	N	3246 14TH AVE W
002	701520	0215	6/1/05	\$599,000	1250	400	7	1937	3	6620	Y	N	3219 CONKLING PL W
002	524480	1270	8/31/04	\$420,000	1250	0	7	1984	3	3943	N	N	2607 3RD AVE N
002	744300	0835	10/13/05	\$600,000	1260	520	7	1949	3	6600	Y	N	656 W EMERSON ST
002	277060	4782	12/12/06	\$453,000	1264	0	7	2002	3	2203	Y	N	3641 B 13TH AVE W
002	277060	4782	6/18/04	\$359,950	1264	0	7	2002	3	2203	Y	N	3641 B 13TH AVE W
002	744300	1470	9/28/05	\$688,900	1270	880	7	1952	3	4505	Y	N	3432 9TH AVE W
002	277060	4333	10/24/06	\$495,000	1270	340	7	1992	3	1500	N	N	2841 PROSCH AVE W
002	524480	1140	6/20/06	\$550,000	1270	0	7	1927	4	4300	N	N	2626 3RD AVE N
002	524480	0430	7/20/04	\$465,000	1270	580	7	1992	3	4000	Y	N	2901 2ND AVE N
002	511340	0255	9/22/04	\$360,000	1270	500	7	1947	3	5737	N	N	2646 13TH AVE W
002	242503	9084	10/27/04	\$471,500	1290	0	7	1916	3	4208	N	N	2510 5TH AVE W
002	701320	0151	8/16/04	\$380,000	1290	0	7	1910	3	2550	N	N	408 W MCGRAW ST
002	192504	9058	3/29/06	\$590,000	1300	0	7	1955	3	16514	N	N	2538 MAYFAIR AVE N
002	690520	0035	3/25/04	\$477,500	1300	0	7	1918	4	5000	Y	N	3006 11TH AVE W
002	242503	9074	3/30/05	\$482,500	1310	0	7	1916	3	4208	N	N	2506 5TH AVE W
002	701170	0055	3/10/04	\$510,000	1320	0	7	1910	5	3300	N	N	611 W PLEASANT PL
002	265250	1300	6/5/06	\$764,000	1330	960	7	1915	4	4680	N	N	2527 1ST AVE N
002	274960	0006	5/31/06	\$503,000	1330	0	7	1952	3	4800	N	N	1023 W RUFFNER ST
002	524480	1470	10/31/05	\$480,000	1330	0	7	1910	4	1724	Y	N	2637 2ND AVE N
002	277060	5090	12/6/06	\$475,000	1340	0	7	1915	3	6000	Y	N	3657 12TH AVE W
002	690520	0365	11/2/04	\$464,000	1340	420	7	1956	3	5136	N	N	3011 13TH AVE W
002	701520	0850	11/1/06	\$739,000	1350	630	7	1946	3	6459	Y	N	715 W ETRURIA ST
002	511340	0290	5/13/05	\$450,000	1350	800	7	1947	3	8261	Y	N	1234 W BOTHWELL ST
002	265250	1915	6/23/06	\$560,000	1360	0	7	1906	3	3150	N	N	106 W MCGRAW ST
002	511340	0535	5/6/04	\$595,000	1360	300	7	1946	3	5401	N	N	2802 13TH AVE W
002	299180	0010	8/10/04	\$395,000	1370	760	7	1908	4	2550	N	N	710 W WHEELER ST
002	265250	1690	3/27/06	\$499,950	1370	0	7	1905	3	3600	N	N	2425 QUEEN ANNE AVE N
002	197220	5697	8/29/05	\$390,000	1370	220	7	2003	3	1404	Y	N	44 FLORENTIA ST
002	744300	1355	9/2/04	\$506,950	1370	900	7	1927	3	4280	Y	N	900 W EMERSON ST
002	299180	0010	2/4/05	\$521,000	1370	760	7	1908	4	2550	N	N	710 W WHEELER ST

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	274960	0060	7/29/04	\$500,000	1370	320	7	1963	3	4800	N	N	3412 11TH AVE W
002	796510	0045	11/23/04	\$450,000	1380	290	7	1956	3	5400	N	N	2527 7TH AVE W
002	265250	1495	9/8/04	\$615,000	1390	430	7	1922	4	5400	N	N	2415 1ST AVE N
002	265250	1330	8/11/06	\$545,000	1390	200	7	1917	4	4800	N	N	2515 1ST AVE N
002	265250	1395	8/16/04	\$415,000	1400	100	7	1910	3	1680	N	N	15 SMITH ST
002	265250	0600	2/17/05	\$426,000	1400	0	7	1908	3	4200	N	N	2517 1ST AVE W
002	277060	5549	12/23/04	\$540,000	1410	0	7	1908	3	4705	Y	N	3614 12TH AVE W
002	277060	5549	12/13/06	\$415,000	1410	0	7	1908	3	4705	Y	N	3614 12TH AVE W
002	949170	0055	10/13/04	\$455,000	1410	0	7	1927	3	4080	N	N	1014 W NEWELL ST
002	277110	6025	7/21/06	\$705,000	1430	600	7	1938	3	4000	Y	N	1201 W RAYE ST
002	744300	0850	2/16/05	\$419,950	1430	0	7	1949	3	4400	Y	N	668 W EMERSON ST
002	277110	6025	2/2/05	\$465,000	1430	600	7	1938	3	4000	Y	N	1201 W RAYE ST
002	890000	0360	7/7/04	\$725,000	1440	1630	7	1972	3	7200	Y	N	3018 5TH AVE W
002	949170	0005	11/16/05	\$550,000	1460	0	7	1904	3	3672	Y	N	2714 11TH AVE W
002	265250	0964	2/9/04	\$365,000	1460	0	7	1976	3	5400	N	N	2517 QUEEN ANNE AVE N
002	701520	0490	12/15/04	\$538,000	1480	1480	7	1927	3	5363	Y	N	3246 CONKLING PL W
002	277060	5255	11/6/06	\$545,000	1490	0	7	1978	3	6000	N	N	3236 13TH AVE W
002	265250	0025	4/16/04	\$424,500	1490	0	7	1926	3	4500	N	N	2578 3RD AVE W
002	511340	0029	12/6/04	\$549,000	1500	0	7	1946	3	4976	Y	N	2858 12TH AVE W
002	940630	0015	7/20/04	\$405,000	1500	0	7	1910	4	6000	N	N	2406 9TH AVE W
002	701220	0025	3/1/04	\$360,000	1520	360	7	1924	3	3865	N	N	402 W SMITH ST
002	927020	0090	1/4/06	\$539,950	1520	0	7	1906	3	3600	N	N	2422 6TH AVE W
002	701520	0800	6/14/05	\$634,000	1540	220	7	1927	3	5488	Y	N	720 W ETRURIA ST
002	701520	0625	12/12/06	\$623,000	1540	240	7	1926	3	5653	N	N	3318 8TH AVE W
002	285120	0095	1/5/04	\$626,950	1550	600	7	1910	3	5080	N	N	2569 4TH AVE W
002	265250	1670	3/9/06	\$599,000	1560	0	7	1906	3	5400	N	N	2435 QUEEN ANNE AVE N
002	277060	4995	9/7/06	\$581,500	1560	0	7	1952	3	6000	Y	N	3636 13TH AVE W
002	265250	0005	8/5/04	\$525,000	1570	0	7	1926	3	1963	N	N	2586 3RD AVE W
002	701520	0450	8/27/04	\$420,000	1600	0	7	1952	3	6330	N	N	814 W DRAVUS ST
002	927020	0190	11/27/06	\$550,000	1620	0	7	1904	3	5400	N	N	2447 5TH AVE W
002	927020	0190	1/11/05	\$376,000	1620	0	7	1904	3	5400	N	N	2447 5TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	701320	0135	7/6/06	\$725,000	1630	0	7	1914	3	4695	N	N	2417 4TH AVE W
002	690520	0265	5/18/05	\$567,500	1630	0	7	1949	4	4500	Y	N	3006 13TH AVE W
002	681910	0375	5/17/05	\$685,000	1640	170	7	1924	3	4000	Y	N	2901 1ST AVE N
002	681910	0375	2/2/05	\$525,000	1640	170	7	1924	3	4000	Y	N	2901 1ST AVE N
002	253330	0410	8/11/06	\$812,000	1650	850	7	1911	3	4000	N	N	2914 9TH AVE W
002	277060	4336	3/10/05	\$439,900	1660	140	7	1994	3	1592	N	N	2837 PROSCH AVE W
002	277060	4740	5/13/05	\$507,500	1670	990	7	1963	3	9000	N	N	3603 13TH AVE W
002	265300	0270	8/3/04	\$545,000	1690	120	7	1925	3	5400	N	N	2440 2ND AVE W
002	949170	0006	6/30/04	\$443,000	1690	0	7	1909	3	3672	Y	N	2712 11TH AVE W
002	253330	0490	10/23/06	\$713,500	1700	0	7	1909	3	6000	N	N	2920 10TH PL W
002	342960	0062	10/25/04	\$755,000	1720	0	7	1922	5	2450	N	N	2650 9TH AVE W
002	253330	0440	2/20/04	\$489,000	1720	0	7	1904	3	4000	Y	N	2928 9TH AVE W
002	701320	0301	2/21/06	\$575,000	1800	180	7	1911	3	3000	N	N	2411 3RD AVE W
002	787150	0335	11/28/05	\$597,000	1840	0	7	1937	3	4000	N	N	2562 10TH AVE W
002	927020	0275	7/28/04	\$411,000	1840	0	7	1905	3	3600	N	N	2411 5TH AVE W
002	097600	0630	3/3/05	\$545,000	1850	0	7	1986	3	4763	Y	N	2818 4TH AVE W
002	796510	0215	10/21/04	\$854,000	1870	1000	7	1925	3	7200	N	N	2566 8TH AVE W
002	265250	1215	2/28/05	\$400,000	1880	0	7	1924	4	3720	Y	N	15 RAYE ST
002	265250	1215	9/6/05	\$660,000	1880	0	7	1924	4	3720	Y	N	15 RAYE ST
002	285120	0060	2/22/05	\$555,000	1900	950	7	1910	3	4956	N	N	2560 5TH AVE W
002	265250	2310	12/7/05	\$676,500	1920	0	7	1914	4	5400	N	N	2426 3RD AVE W
002	265250	1028	5/5/04	\$619,000	1930	0	7	1924	4	4960	Y	N	2556 QUEEN ANNE AVE N
002	274960	0110	2/7/05	\$535,000	2000	450	7	1953	3	7200	Y	N	3429 10TH AVE W
002	890000	0265	4/20/04	\$540,000	2040	790	7	1924	3	4688	N	N	3015 4TH AVE W
002	274960	0100	8/12/05	\$549,000	2100	460	7	1914	3	7200	Y	N	3421 10TH AVE W
002	277160	1945	7/26/05	\$799,000	2230	480	7	1908	3	3760	Y	N	1959 11TH AVE W
002	277060	3780	3/10/06	\$547,000	2320	0	7	1905	3	4500	N	N	3031 14TH AVE W
002	097600	0005	3/14/06	\$659,000	2760	0	7	1948	3	7938	N	N	417 W NEWELL ST
002	744300	0515	4/24/06	\$790,000	2910	1460	7	1973	3	7260	Y	N	645 W EMERSON ST
002	744300	0515	4/23/04	\$699,000	2910	1460	7	1973	3	7260	Y	N	645 W EMERSON ST
002	265250	0006	11/7/05	\$430,000	800	390	8	2005	3	936	N	N	2584 B 3RD AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	265250	0007	10/11/05	\$432,500	800	390	8	2005	3	1581	N	N	2584 A 3RD AVE W
002	681910	0280	3/1/06	\$659,500	920	700	8	1926	3	2750	Y	N	2807 QUEEN ANNE AVE N
002	524480	0130	12/5/06	\$589,000	930	0	8	1914	5	2760	Y	N	2912 3RD AVE N
002	265250	1890	2/22/05	\$485,000	950	0	8	1907	3	3960	N	N	2417 1ST AVE W
002	511340	0024	7/21/04	\$450,000	960	300	8	1946	3	4971	Y	N	2862 12TH AVE W
002	277110	4925	5/7/04	\$445,000	970	640	8	1955	3	4000	Y	N	2540 13TH AVE W
002	253330	0060	4/19/05	\$551,000	990	400	8	1930	3	3000	N	N	1019 W FULTON ST
002	701520	0685	11/11/05	\$628,000	1000	800	8	1941	5	5700	N	N	3216 8TH AVE W
002	242503	9017	3/3/05	\$450,000	1010	740	8	2005	3	2640	N	N	2541 8TH AVE W
002	242503	9017	7/20/05	\$699,000	1010	740	8	2005	3	2640	N	N	2541 8TH AVE W
002	690520	0125	8/13/04	\$430,000	1030	240	8	1947	3	4945	Y	N	3010 12TH AVE W
002	787150	0215	4/20/04	\$362,000	1030	300	8	1915	3	1800	N	N	908 W HALLADAY ST
002	681910	0145	11/21/06	\$546,000	1040	0	8	1923	4	3600	Y	N	2725 QUEEN ANNE AVE N
002	524480	0660	9/23/05	\$516,600	1040	520	8	1954	3	4000	Y	N	2705 WARREN AVE N
002	701520	0960	5/5/04	\$480,000	1050	480	8	1955	3	6124	N	N	835 W ETRURIA ST
002	701520	0075	9/27/04	\$418,000	1060	800	8	1958	3	5500	Y	N	3206 11TH AVE W
002	253330	0045	12/15/05	\$543,000	1070	870	8	1910	3	4000	Y	N	2816 11TH AVE W
002	192930	0159	8/20/04	\$535,000	1070	600	8	1950	4	5445	Y	N	360 QUEEN ANNE DR
002	701520	0370	7/21/06	\$679,000	1100	420	8	1949	3	4875	N	N	3327 9TH AVE W
002	524480	0650	6/28/05	\$547,000	1100	0	8	1927	5	2800	N	N	2702 1ST AVE N
002	701520	0370	9/21/05	\$510,000	1100	420	8	1949	3	4875	N	N	3327 9TH AVE W
002	277060	5346	11/9/05	\$525,000	1100	240	8	1951	3	6000	Y	N	3251 12TH AVE W
002	701520	0955	5/30/06	\$625,000	1110	800	8	1956	3	4230	N	N	839 W ETRURIA ST
002	253330	0610	3/20/06	\$542,500	1120	0	8	1919	3	4500	Y	N	2912 11TH AVE W
002	265250	1880	12/2/04	\$565,000	1120	120	8	1907	4	4796	N	N	2419 1ST AVE W
002	787150	0405	9/26/05	\$470,000	1140	100	8	1928	4	4200	N	N	2567 10TH AVE W
002	681910	0201	5/11/04	\$545,000	1150	760	8	1927	4	4782	Y	N	2718 QUEEN ANNE AVE N
002	274960	0120	4/26/04	\$460,000	1180	0	8	1965	3	4800	Y	N	3433 10TH AVE W
002	097600	0320	10/22/04	\$751,500	1190	900	8	1949	3	3350	Y	N	2702 4TH AVE W
002	277060	4240	8/3/05	\$648,000	1190	1190	8	1950	3	8300	Y	N	2573 13TH AVE W
002	197220	5685	8/16/06	\$527,700	1200	0	8	1993	3	3600	Y	N	40 FLORENTIA ST

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	690520	0010	2/10/05	\$597,500	1200	920	8	1952	5	7350	N	N	3008 10TH AVE W
002	197220	5685	1/8/04	\$379,950	1200	0	8	1993	3	3600	Y	N	40 FLORENTIA ST
002	701520	1095	8/6/04	\$400,000	1210	0	8	1952	3	5200	N	N	3050 11TH AVE W
002	265250	0175	7/12/04	\$526,500	1210	1000	8	1912	4	4500	N	N	2543 2ND AVE W
002	027500	0035	8/7/06	\$555,000	1220	0	8	1918	3	2790	N	N	2603 9TH AVE W
002	796510	0237	4/23/04	\$527,000	1220	190	8	1914	3	2600	N	N	714 W HALLADAY ST
002	787150	0730	9/22/06	\$638,000	1240	600	8	1925	3	2829	N	N	2411 WESTVIEW DR W
002	701170	0037	10/17/06	\$575,000	1240	0	8	1917	3	3286	N	N	2564 7TH AVE W
002	097600	0790	7/26/06	\$542,650	1240	0	8	1985	3	4763	N	N	2904 4TH AVE W
002	277060	4195	11/21/05	\$542,000	1240	1050	8	1960	3	5000	Y	N	2527 13TH AVE W
002	690520	0345	12/10/04	\$579,000	1260	900	8	1954	3	5400	N	N	3033 13TH AVE W
002	701520	0010	10/23/06	\$699,950	1280	0	8	1938	3	5164	Y	N	3261 10TH AVE W
002	701520	0010	2/23/05	\$582,000	1280	0	8	1938	3	5164	Y	N	3261 10TH AVE W
002	286710	0380	4/20/06	\$609,500	1290	450	8	1930	4	6000	Y	N	821 W BARRETT ST
002	524480	1095	12/27/04	\$483,000	1290	0	8	2006	3	3600	Y	N	2634 NOB HILL AVE N
002	701320	0125	12/15/06	\$661,000	1310	300	8	1928	3	2075	N	N	409 W MCGRAW PL
002	524480	1325	3/5/06	\$587,000	1310	600	8	1909	5	4760	N	N	2637 3RD AVE N
002	796510	0130	6/25/04	\$662,000	1320	120	8	1911	4	3600	N	N	2506 8TH AVE W
002	027500	0050	6/8/04	\$539,500	1330	0	8	1920	3	3150	Y	N	2602 10TH AVE W
002	690520	0130	8/23/05	\$540,000	1330	360	8	1948	3	4800	Y	N	3016 12TH AVE W
002	277060	5385	5/4/05	\$538,000	1350	0	8	1987	3	6000	Y	N	3226 12TH AVE W
002	265250	2040	2/23/06	\$616,500	1360	0	8	1907	3	2400	N	N	114 W MCGRAW ST
002	197220	5720	3/11/05	\$469,000	1360	960	8	1979	3	3600	Y	N	110 FLORENTIA ST
002	524480	1425	12/12/06	\$650,000	1380	580	8	1918	5	4000	Y	N	2631 MAYFAIR AVE N
002	277060	4347	8/17/06	\$481,000	1390	150	8	1995	3	1326	N	N	2827 PROSCH AVE W
002	787150	0195	5/17/05	\$580,000	1390	0	8	1906	3	3332	N	N	2508 10TH AVE W
002	277060	4346	9/25/05	\$456,500	1390	150	8	1995	3	1326	N	N	2829 PROSCH AVE W
002	277060	4347	5/20/05	\$399,950	1390	150	8	1995	3	1326	N	N	2827 PROSCH AVE W
002	744300	0502	9/6/05	\$439,950	1400	0	8	2000	3	1587	Y	N	655 C W EMERSON ST
002	744300	0506	4/1/05	\$440,000	1400	0	8	2000	3	1578	Y	N	655 A W EMERSON ST
002	744300	0502	11/16/04	\$399,000	1400	0	8	2000	3	1587	Y	N	655 C W EMERSON ST

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	744300	0504	4/19/05	\$397,888	1400	0	8	2000	3	1055	Y	N	655 B W EMERSON ST
002	681910	0060	8/5/05	\$772,000	1420	900	8	1926	5	2800	Y	N	4 W RAYE ST
002	253330	0105	10/31/05	\$760,000	1430	0	8	1931	3	4000	Y	N	2815 10TH PL W
002	787150	0070	3/8/05	\$612,500	1430	0	8	1908	3	4000	N	N	2418 10TH AVE W
002	277060	5060	11/23/04	\$510,000	1430	0	8	1909	3	6000	Y	N	3627 12TH AVE W
002	253330	0105	3/8/05	\$489,000	1430	0	8	1931	3	4000	Y	N	2815 10TH PL W
002	690520	0415	10/22/04	\$474,950	1430	700	8	1973	3	3680	Y	N	2604 12TH AVE W
002	265300	0070	11/26/05	\$597,000	1440	300	8	1984	3	3705	N	N	21 W SMITH ST
002	272160	0160	3/6/06	\$649,000	1440	130	8	1925	4	5683	Y	N	2546 WARREN AVE N
002	744300	0508	3/11/04	\$384,000	1440	0	8	2000	3	1502	N	N	657 A W EMERSON ST
002	286710	0390	4/14/06	\$695,000	1450	0	8	1930	3	6000	Y	N	817 W BARRETT ST
002	277060	4345	10/22/04	\$449,950	1450	0	8	1919	3	3353	N	N	2828 14TH AVE W
002	681910	0316	3/1/06	\$681,700	1460	0	8	1913	4	3400	Y	N	18 W ARMOUR ST
002	787150	0520	11/29/04	\$595,000	1460	0	8	1925	4	2600	N	N	2541 WESTVIEW DR W
002	927020	0060	5/7/04	\$511,500	1460	200	8	1905	3	7200	N	N	2442 6TH AVE W
002	097600	0270	5/11/06	\$635,000	1470	0	8	1914	3	5220	N	N	2623 3RD AVE W
002	265250	1430	1/4/05	\$691,500	1470	140	8	1906	3	4800	N	N	2447 1ST AVE N
002	524480	0135	10/5/05	\$513,000	1470	200	8	1918	4	4000	Y	N	2910 3RD AVE N
002	524480	0580	3/3/04	\$636,000	1480	0	8	1908	4	4000	N	N	2925 WARREN AVE N
002	524480	1435	5/27/05	\$575,000	1480	200	8	1917	4	4000	N	N	2637 MAYFAIR AVE N
002	277060	4765	1/26/05	\$557,500	1500	800	8	1959	5	6000	Y	N	3627 13TH AVE W
002	213870	0305	6/6/06	\$707,000	1510	0	8	1924	3	3500	N	N	2408 WARREN AVE N
002	690520	0400	11/30/04	\$630,000	1510	800	8	1991	3	4900	Y	N	2901 11TH AVE W
002	701220	0036	4/21/05	\$546,000	1520	0	8	1925	3	3880	N	N	2511 4TH AVE W
002	701220	0036	2/10/04	\$425,000	1520	0	8	1925	3	3880	N	N	2511 4TH AVE W
002	265250	1860	6/23/06	\$869,000	1530	0	8	1907	4	3510	N	N	2431 1ST AVE W
002	277060	5310	5/16/05	\$765,000	1540	800	8	1997	3	6000	N	N	3217 12TH AVE W
002	856990	0046	5/10/05	\$572,000	1540	0	8	1915	4	2350	N	N	919 W NEWELL ST
002	524480	1255	12/12/06	\$525,000	1540	550	8	1956	4	4000	N	N	2606 MAYFAIR AVE N
002	277060	5140	12/21/05	\$499,000	1550	0	8	1910	3	6000	Y	N	3418 13TH AVE W
002	299180	0020	7/15/05	\$630,000	1550	280	8	1905	4	3600	N	N	2507 7TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	524480	1159	11/8/04	\$385,000	1550	0	8	1987	3	5691	N	N	2606 3RD AVE N
002	701520	0135	5/11/05	\$625,000	1560	700	8	1951	3	6100	Y	N	3295 CONKLING PL W
002	274960	0215	8/29/06	\$555,000	1560	940	8	1979	3	4800	Y	N	3408 10TH AVE W
002	277060	5074	5/10/04	\$679,950	1570	850	8	1985	3	6000	Y	N	3643 12TH AVE W
002	277060	4175	9/13/05	\$805,000	1570	1570	8	1960	3	4000	Y	N	2513 13TH AVE W
002	787150	0705	9/27/04	\$515,000	1570	0	8	1918	3	3780	N	N	2435 10TH AVE W
002	787150	0480	2/22/05	\$810,000	1580	0	8	1928	4	3600	Y	N	2508 11TH AVE W
002	787150	0365	7/8/04	\$535,000	1580	0	8	1909	3	5248	N	N	2605 10TH AVE W
002	265250	0650	6/8/05	\$725,000	1590	0	8	1910	3	4250	N	N	2507 1ST AVE W
002	265250	0015	6/26/06	\$735,000	1620	0	8	1926	4	4500	N	N	2582 3RD AVE W
002	744300	1467	5/19/04	\$394,500	1620	0	8	1995	3	1860	Y	N	3423 8TH AVE W
002	265250	1800	10/25/05	\$725,000	1640	0	8	1906	3	3600	N	N	2410 1ST AVE W
002	286710	0280	10/26/05	\$715,000	1640	0	8	1927	3	4388	N	N	815 W FULTON ST
002	272160	0105	1/29/04	\$460,750	1640	0	8	1925	3	3800	Y	N	2553 WARREN AVE N
002	265300	0210	6/29/04	\$670,000	1650	420	8	1908	4	3600	N	N	115 W SMITH ST
002	265250	1511	2/18/05	\$535,000	1650	450	8	1948	3	6240	N	N	2403 1ST AVE N
002	192930	0080	9/16/04	\$550,000	1650	930	8	1929	5	3300	Y	N	364 NEWELL ST
002	277060	4455	11/10/04	\$436,000	1660	240	8	1907	3	6000	N	N	3238 14TH AVE W
002	524480	0170	6/19/06	\$935,000	1670	890	8	1911	3	4000	N	N	2922 MAYFAIR AVE N
002	681910	0111	11/22/05	\$810,000	1670	0	8	1925	4	2600	N	N	18 W RAYE ST
002	242503	9051	4/25/05	\$692,000	1670	0	8	1910	4	2568	N	N	514 W SMITH ST
002	890000	0288	8/4/06	\$625,000	1680	600	8	2003	3	1741	Y	N	3021 HUMES PL W
002	253330	0680	11/21/06	\$745,000	1680	0	8	1915	3	4500	Y	N	2913 10TH PL W
002	890000	0284	4/9/04	\$460,000	1680	600	8	2003	3	1654	Y	N	3013 HUMES PL W
002	890000	0286	4/9/04	\$459,000	1680	600	8	2003	3	2433	Y	N	3017 HUMES PL W
002	890000	0288	4/13/04	\$455,000	1680	600	8	2003	3	1741	Y	N	3021 HUMES PL W
002	274960	0135	7/19/04	\$519,000	1680	400	8	1993	3	4800	Y	N	3445 10TH AVE W
002	265250	0375	5/22/04	\$672,000	1690	440	8	1913	3	3600	N	N	2528 2ND AVE W
002	890000	0287	4/19/04	\$468,000	1690	600	8	2003	3	2062	Y	N	3019 HUMES PL W
002	890000	0283	4/22/04	\$449,000	1690	600	8	2003	3	1679	Y	N	3011 HUMES PL W
002	890000	0285	3/23/04	\$432,275	1690	600	8	2003	3	3420	Y	N	3015 HUMES PL W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	197220	5630	9/27/04	\$650,000	1700	0	8	1927	3	3460	Y	N	6 FLORENTIA ST
002	787150	0635	7/6/06	\$697,000	1700	0	8	1913	4	2800	N	N	2539 10TH AVE W
002	277160	1655	8/9/05	\$730,000	1700	1280	8	1990	3	3000	Y	N	2233 12TH AVE W
002	787150	0535	4/28/04	\$756,650	1700	0	8	1913	4	4511	Y	N	2546 11TH AVE W
002	277160	1655	11/24/04	\$649,900	1700	1280	8	1990	3	3000	Y	N	2233 12TH AVE W
002	787150	0635	6/28/05	\$569,000	1700	0	8	1913	4	2800	N	N	2539 10TH AVE W
002	701520	0900	3/1/05	\$724,000	1700	740	8	1929	4	5737	Y	N	721 W FLORENTIA PL
002	787150	0640	5/9/05	\$599,000	1700	880	8	1913	4	2800	N	N	2541 10TH AVE W
002	701520	0505	7/6/06	\$864,500	1710	1000	8	1927	3	4875	Y	N	3262 CONKLING PL W
002	277060	5390	6/20/05	\$718,000	1720	240	8	1908	3	6000	N	N	3222 12TH AVE W
002	524480	0110	1/5/05	\$640,000	1720	360	8	1914	4	3492	Y	N	354 FULTON ST
002	524480	1450	4/14/04	\$625,000	1740	0	8	1985	3	3959	Y	N	159 NEWELL ST
002	940580	0100	4/3/06	\$969,000	1750	0	8	1914	4	4320	N	N	2424 9TH AVE W
002	272160	0150	4/19/06	\$655,000	1760	700	8	1924	3	2960	Y	N	2552 WARREN AVE N
002	277110	4665	2/17/05	\$605,000	1760	0	8	1918	4	4000	Y	N	2566 12TH AVE W
002	272160	0015	9/27/04	\$660,000	1770	0	8	1923	4	3840	Y	N	2546 1ST AVE N
002	701220	0210	10/19/04	\$586,000	1780	380	8	2003	3	2250	N	N	304 W HALLADAY ST
002	940580	0090	9/7/04	\$644,000	1780	0	8	1910	5	4320	N	N	2430 9TH AVE W
002	744300	0555	11/22/04	\$550,000	1780	790	8	1957	3	4400	Y	N	617 W EMERSON ST
002	265250	0740	6/30/06	\$729,000	1800	390	8	1918	4	4080	N	N	2536 1ST AVE W
002	277060	5085	12/14/06	\$510,000	1800	250	8	1979	3	6000	N	N	3653 12TH AVE W
002	265250	0990	1/21/05	\$535,000	1820	0	8	1918	3	3200	N	N	2 W SMITH ST
002	342960	0080	2/14/05	\$620,000	1820	0	8	1925	4	5500	N	N	812 W BOTHWELL ST
002	524480	0655	3/4/05	\$729,950	1840	1160	8	1988	4	4000	Y	N	2701 WARREN AVE N
002	277060	4215	7/26/06	\$759,000	1850	1850	8	1960	3	5000	Y	N	2547 13TH AVE W
002	097600	0450	1/31/06	\$769,000	1860	490	8	1987	3	5000	Y	N	414 W NEWELL ST
002	524480	1645	8/29/06	\$648,000	1870	550	8	1924	3	4000	Y	N	116 RAYE ST
002	524480	1645	10/14/04	\$475,000	1870	550	8	1924	3	4000	Y	N	116 RAYE ST
002	701220	0215	4/25/05	\$630,000	1880	380	8	2003	3	3727	N	N	300 W HALLADAY ST
002	524480	1220	6/18/04	\$615,000	1890	0	8	2002	3	3834	N	N	2634 MAYFAIR AVE N
002	277110	4985	2/21/06	\$590,000	1890	0	8	1905	3	5000	Y	N	2508 13TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	744300	1590	9/25/06	\$760,000	1900	950	8	1968	3	5390	Y	N	1006 W EMERSON ST
002	744300	1605	8/23/05	\$597,900	1900	950	8	1968	3	5835	N	N	1018 W EMERSON ST
002	744300	1590	2/17/05	\$520,000	1900	950	8	1968	3	5390	Y	N	1006 W EMERSON ST
002	744300	1605	5/18/04	\$475,000	1900	950	8	1968	3	5835	N	N	1018 W EMERSON ST
002	192504	9057	4/19/06	\$665,000	1905	640	8	2006	3	5143	N	N	2540 MAYFAIR AVE N
002	265250	1475	3/13/06	\$805,000	1920	900	8	1911	5	3600	N	N	2425 1ST AVE N
002	242503	9106	11/11/05	\$749,950	1920	750	8	2000	3	5760	N	N	2518 6TH AVE W
002	277060	5195	6/29/05	\$839,950	1960	0	8	1997	3	6000	Y	N	3431 12TH AVE W
002	277110	4805	11/11/04	\$800,000	1960	0	8	1916	4	4000	Y	N	2519 11TH AVE W
002	524480	0230	6/21/05	\$697,500	1970	520	8	1913	4	4000	N	N	2927 3RD AVE N
002	690520	0270	4/18/05	\$554,000	1970	500	8	1983	3	4500	Y	N	3012 13TH AVE W
002	265250	0985	10/25/06	\$825,000	1980	800	8	1918	4	3480	N	N	10 W SMITH ST
002	242503	9007	3/13/06	\$680,000	1980	0	8	1914	4	3644	N	N	814 W HALLADAY ST
002	265250	0985	12/7/04	\$675,000	1980	800	8	1918	4	3480	N	N	10 W SMITH ST
002	701320	0295	10/19/06	\$589,000	1990	0	8	1912	3	4800	N	N	2415 3RD AVE W
002	524480	0445	6/16/05	\$475,000	2000	0	8	1913	4	4000	Y	N	2915 2ND AVE N
002	524480	0445	12/11/06	\$710,000	2000	0	8	1913	4	4000	Y	N	2915 2ND AVE N
002	524480	0445	11/21/05	\$600,000	2000	0	8	1913	4	4000	Y	N	2915 2ND AVE N
002	192504	9065	5/17/06	\$699,500	2032	684	8	2006	3	5000	N	N	2544 MAYFAIR AVE N
002	192504	9066	4/17/06	\$699,500	2032	684	8	2006	3	5119	N	N	2542 MAYFAIR AVE N
002	277110	4965	10/21/05	\$665,000	2050	0	8	1979	3	4000	Y	N	2524 13TH AVE W
002	681910	0015	11/30/04	\$825,000	2060	1000	8	1910	4	4080	Y	N	2607 1ST AVE N
002	524480	0795	8/4/06	\$650,000	2070	450	8	1908	4	4000	N	N	2719 2ND AVE N
002	277060	5395	11/5/04	\$565,000	2070	0	8	2004	3	2700	Y	N	3217 11TH AVE W
002	796510	0310	6/5/06	\$865,450	2080	0	8	1920	3	3360	N	N	818 W WHEELER ST
002	265300	0260	11/14/06	\$930,000	2100	0	8	1923	4	5400	N	N	2444 2ND AVE W
002	272160	0010	4/22/05	\$759,000	2100	0	8	1995	3	3800	Y	N	2550 1ST AVE N
002	744300	0660	6/6/06	\$680,000	2110	1570	8	1980	3	5640	Y	N	822 W ARGAND ST
002	265300	0165	2/10/06	\$660,000	2110	0	8	1914	4	4181	N	N	2451 1ST AVE W
002	744300	0530	9/25/06	\$650,000	2130	770	8	1910	3	4400	N	N	639 W EMERSON ST
002	856990	0075	5/4/05	\$759,000	2130	0	8	1919	3	6700	N	N	914 W NEWELL ST

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	690520	0205	3/30/05	\$839,950	2210	630	8	2005	3	4646	Y	N	3027 12TH AVE W
002	940630	0021	8/24/04	\$550,000	2210	0	8	1910	3	3000	N	N	814 W MCGRAW ST
002	690520	0260	2/21/06	\$785,000	2230	600	8	2005	3	4618	Y	N	1214 W BARRETT ST
002	744300	1435	9/17/04	\$555,000	2230	0	8	1987	3	4400	Y	N	941 W EMERSON ST
002	690520	0185	1/3/05	\$700,000	2240	780	8	2003	3	5662	Y	N	3047 12TH AVE W
002	787150	0670	12/13/04	\$650,000	2280	0	8	1926	3	5464	Y	N	2407 10TH AVE W
002	197220	5646	3/16/05	\$565,000	2320	0	8	2005	3	2168	Y	N	16 FLORENTIA ST
002	701520	0245	11/14/06	\$945,750	2340	150	8	1927	3	6100	Y	N	816 W ETRURIA ST
002	097600	0057	7/2/04	\$630,000	2370	0	8	1990	3	5695	N	N	422 W RAYE ST
002	701320	0265	7/12/06	\$930,000	2540	1320	8	1927	5	4800	N	N	2437 3RD AVE W
002	277060	4230	3/18/05	\$535,000	3080	0	8	1959	3	5000	Y	N	2561 13TH AVE W
002	277060	4235	8/22/06	\$748,500	3160	0	8	1959	3	5000	Y	N	2567 13TH AVE W
002	253330	0620	11/5/04	\$542,000	1070	950	9	1982	3	4500	Y	N	2916 11TH AVE W
002	277060	4597	5/26/06	\$540,000	1258	328	9	2006	3	1658	N	N	3422 B 14TH AVE W
002	277060	4596	4/19/06	\$545,000	1312	366	9	2006	3	1470	N	N	3422 A 14TH AVE W
002	277160	1911	6/20/05	\$590,000	1440	0	9	1988	3	2309	Y	N	2020 12TH AVE W
002	277060	4595	4/18/06	\$575,000	1512	356	9	2006	3	1438	Y	N	3420 A 14TH AVE W
002	277060	4594	2/1/06	\$575,000	1512	356	9	2006	3	1437	Y	N	3420 B 14TH AVE W
002	192930	0052	11/7/06	\$673,500	1530	670	9	2002	3	3000	Y	N	2721 4TH AVE N
002	940630	0045	11/9/05	\$855,000	1570	870	9	2005	3	4800	N	N	2415 8TH AVE W
002	265250	1910	11/2/05	\$787,500	1590	0	9	2005	3	3600	N	N	2411 1ST AVE W
002	277060	4172	12/27/06	\$620,000	1620	0	9	1998	3	1757	Y	N	2505 13TH AVE W
002	277060	4172	9/23/04	\$494,000	1620	0	9	1998	3	1757	Y	N	2505 13TH AVE W
002	277060	5472	12/8/05	\$930,000	1660	190	9	2002	3	2425	Y	N	3447 11TH AVE W
002	787150	0630	6/15/05	\$580,500	1660	0	9	1913	4	4800	N	N	2535 10TH AVE W
002	277060	5495	6/25/04	\$579,900	1700	220	9	1911	4	6000	N	N	3422 12TH AVE W
002	253330	0330	9/12/05	\$846,500	1760	880	9	1908	4	4500	N	N	2808 9TH AVE W
002	286710	0355	6/3/05	\$775,000	1880	0	9	1997	3	4440	Y	N	806 W FULTON ST
002	701520	0175	5/5/04	\$695,000	1880	700	9	1931	5	5000	N	N	3257 CONKLING PL W
002	701520	0136	1/13/05	\$615,000	1890	120	9	1927	3	5210	N	N	3287 CONKLING PL W
002	796510	0075	2/18/04	\$750,000	1960	0	9	1931	4	3600	N	N	2540 8TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	796510	0080	5/19/04	\$675,000	1960	400	9	1931	3	3600	N	N	2534 8TH AVE W
002	511340	0310	9/12/05	\$737,200	2000	980	9	1992	3	4199	Y	N	1244 W BOTHWELL ST
002	277060	5025	4/8/04	\$565,000	2020	930	9	1990	3	6000	Y	N	3606 13TH AVE W
002	265250	2135	7/25/05	\$931,000	2080	600	9	2005	3	5400	N	N	2439 2ND AVE W
002	277060	5020	4/18/06	\$764,300	2100	220	9	1987	3	5400	Y	N	3610 13TH AVE W
002	794010	0022	4/26/05	\$608,000	2110	0	9	1995	3	5125	Y	N	414 W ARMOUR ST
002	265250	0300	10/25/06	\$985,000	2130	800	9	1925	4	3200	N	N	2552 2ND AVE W
002	277060	5546	5/31/05	\$725,000	2150	560	9	2004	3	4500	Y	N	3620 12TH AVE W
002	701520	0065	4/19/04	\$765,000	2170	1000	9	1936	4	5400	Y	N	3203 10TH AVE W
002	524480	1240	4/20/06	\$950,000	2210	0	9	2005	3	4000	N	N	2618 MAYFAIR AVE N
002	524480	1055	2/18/05	\$895,000	2340	0	9	1910	5	4166	N	N	2707 NOB HILL AVE N
002	277060	4425	12/9/05	\$749,000	2420	1200	9	1931	4	6000	N	N	3006 14TH AVE W
002	524480	1615	9/1/05	\$1,105,000	2540	700	9	1998	3	4200	Y	N	2622 1ST AVE N
002	277110	4920	11/21/06	\$797,650	2930	0	9	1987	4	4000	Y	N	2544 13TH AVE W
002	097600	0575	11/14/06	\$970,000	2950	600	9	2004	3	4445	N	N	2719 4TH AVE W
002	097600	0575	2/1/05	\$867,950	2950	600	9	2004	3	4445	N	N	2719 4TH AVE W
002	701320	0280	11/3/06	\$923,000	3050	630	9	2004	3	4800	N	N	2425 3RD AVE W
002	890000	0242	5/3/04	\$527,000	1680	0	10	2000	3	1919	N	N	3042 HUMES PL W
002	277060	5170	6/21/04	\$730,000	1770	370	10	1985	3	6000	Y	N	1200 W BERTONA ST
002	701520	0440	4/19/04	\$850,000	2240	920	10	2004	3	6301	N	N	810 W DRAVUS ST
002	701520	1075	8/12/04	\$1,050,000	2330	680	10	1927	4	6000	Y	N	3037 10TH AVE W
002	681910	0401	12/16/05	\$1,088,000	2380	1000	10	2005	3	5184	N	N	2920 QUEEN ANNE AVE N
002	949170	0057	7/7/06	\$942,000	2650	580	10	1998	3	4062	N	N	1018 W NEWELL ST
002	701520	0435	5/1/04	\$969,950	2760	880	10	2004	3	5150	Y	N	806 W DRAVUS ST
002	701520	0035	11/11/05	\$1,409,000	2780	420	10	1940	3	12254	Y	N	3235 10TH AVE W
009	423290	2941	1/13/06	\$252,500	440	0	5	1947	3	1813	N	N	1514 6TH AVE W
009	277160	5050	8/4/05	\$330,000	540	0	5	1909	3	4200	N	N	1311 W NEWTON ST
009	186060	0500	10/19/04	\$425,000	730	0	6	1922	3	4800	Y	N	1812 9TH AVE W
009	239710	0790	11/10/04	\$449,000	830	240	6	1907	4	3600	N	N	2113 3RD AVE W
009	701120	1085	11/21/05	\$360,000	840	300	6	1904	3	2375	N	N	1904 9TH AVE W
009	423290	1595	6/9/04	\$305,000	920	0	6	1906	2	3600	N	N	1623 1ST AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	423290	1590	2/11/04	\$387,000	1060	1000	6	1938	3	3600	N	N	1625 1ST AVE W
009	239710	1195	4/5/04	\$480,000	1150	0	6	1906	3	3600	N	N	1910 5TH AVE W
009	173280	1475	8/9/05	\$550,500	1160	0	6	1902	4	3500	N	N	1405 4TH AVE W
009	179450	0210	7/13/05	\$559,000	1350	0	6	1906	4	5400	N	N	2210 1ST AVE W
009	239710	1270	9/10/04	\$457,000	1420	0	6	1904	3	3600	N	N	1925 5TH AVE W
009	701120	0110	5/31/06	\$575,000	1700	0	6	1975	3	3600	N	N	2105 10TH AVE W
009	423290	0206	10/1/04	\$522,000	2000	0	6	1967	3	3960	N	N	1820 6TH AVE W
009	423290	3750	6/26/06	\$440,000	700	0	7	1902	3	3600	N	N	1523 1ST AVE W
009	423290	1186	5/4/06	\$550,000	720	0	7	1990	3	1800	N	N	14 W BLAINE ST
009	701120	1315	11/16/06	\$425,000	720	600	7	1910	3	1801	N	N	1913 9TH AVE W
009	423290	1186	3/19/04	\$354,500	720	0	7	1990	3	1800	N	N	14 W BLAINE ST
009	239710	0795	8/12/05	\$483,500	810	0	7	1909	3	4800	N	N	2111 3RD AVE W
009	192930	0280	3/3/04	\$425,000	820	0	7	1957	3	5915	Y	N	2569 5TH AVE N
009	701120	1105	6/15/05	\$499,000	830	810	7	1904	5	2285	N	N	1911 8TH AVE W
009	701120	1107	5/17/05	\$353,500	830	0	7	2005	3	1275	N	N	1909 A 8TH AVE
009	701120	1106	5/26/05	\$350,000	830	0	7	2005	3	1241	N	N	1909 B 8TH AVE W
009	239710	0990	5/3/06	\$593,500	860	0	7	1920	3	3600	Y	N	1912 4TH AVE W
009	186140	0068	2/2/05	\$339,950	860	0	7	1909	3	1800	N	N	1009 W GARFIELD ST
009	239710	0500	10/4/05	\$493,000	870	120	7	1902	4	2400	N	N	416 W CROCKETT ST
009	423290	1990	9/21/06	\$535,000	910	0	7	1909	3	3600	N	N	1617 3RD AVE W
009	239710	1350	9/23/04	\$350,000	910	0	7	1907	3	3600	N	N	1936 6TH AVE W
009	173280	0195	6/29/05	\$1,030,000	920	200	7	1934	3	8935	N	N	310 W LEE ST
009	701120	1070	6/6/05	\$470,000	920	920	7	1904	3	3600	N	N	1912 9TH AVE W
009	423290	1920	11/13/06	\$550,000	960	240	7	1909	3	3600	N	N	1610 3RD AVE W
009	616990	0142	12/20/04	\$457,000	960	360	7	1900	4	1340	Y	N	1113 8TH AVE W
009	239710	0250	11/17/05	\$499,950	970	120	7	1925	4	4500	N	N	2130 6TH AVE W
009	239710	1000	10/18/04	\$494,000	990	0	7	1906	3	3600	N	N	1906 4TH AVE W
009	186110	0245	7/7/05	\$560,000	990	940	7	1919	5	3600	N	N	1826 11TH AVE W
009	423290	3335	6/29/05	\$549,900	1010	990	7	1906	3	3600	N	N	1510 4TH AVE W
009	239710	1335	6/28/05	\$499,922	1010	0	7	1920	3	3600	N	N	1946 6TH AVE W
009	323220	0180	6/2/05	\$398,000	1010	0	7	1907	3	1465	N	N	1209 W HOWE ST

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	179450	0463	2/13/04	\$335,000	1010	0	7	1909	3	2700	N	N	2204 3RD AVE W
009	239710	1050	6/1/06	\$650,000	1020	0	7	1906	4	3600	N	N	1937 4TH AVE W
009	239710	1250	6/9/06	\$520,000	1020	0	7	1917	3	3600	N	N	1937 5TH AVE W
009	239710	1050	8/22/05	\$525,000	1020	0	7	1906	4	3600	N	N	1937 4TH AVE W
009	701120	1595	9/10/04	\$370,000	1020	0	7	1910	3	1800	N	N	1959 10TH AVE W
009	239710	0411	9/22/04	\$315,000	1020	0	7	1951	3	3600	N	N	2156 5TH AVE W
009	186140	0066	5/3/05	\$382,000	1030	0	7	1962	3	1800	N	N	1003 W GARFIELD ST
009	701120	0105	6/15/04	\$422,000	1030	0	7	1907	3	2161	Y	N	2101 10TH AVE W
009	239710	1290	12/5/06	\$580,000	1040	0	7	1908	3	3600	N	N	1915 5TH AVE W
009	423290	0455	9/7/06	\$570,000	1040	0	7	1904	3	3600	N	N	1829 4TH AVE W
009	423290	1640	1/7/04	\$509,000	1040	1040	7	1922	3	2680	N	N	115 W BLAINE ST
009	423290	0455	8/26/04	\$425,000	1040	0	7	1904	3	3600	N	N	1829 4TH AVE W
009	186140	0090	5/1/06	\$600,000	1050	140	7	1902	3	3600	N	N	1519 10TH AVE W
009	423290	3765	9/28/05	\$559,000	1050	0	7	1904	5	3600	N	N	1513 1ST AVE W
009	080900	0780	5/9/05	\$495,000	1050	0	7	1917	4	4800	N	N	1712 1ST AVE N
009	701120	0887	8/5/04	\$395,000	1050	0	7	1915	4	2400	Y	N	714 W HOWE ST
009	239710	1325	5/18/06	\$692,000	1060	680	7	1902	3	3600	N	N	1950 6TH AVE W
009	239710	1340	8/1/05	\$640,890	1060	0	7	1920	4	3600	N	N	1942 6TH AVE W
009	352890	0160	3/1/06	\$612,500	1070	300	7	1939	3	5250	Y	N	425 HALLADAY ST
009	179450	0190	11/2/04	\$497,000	1070	0	7	1909	3	3600	N	N	2222 1ST AVE W
009	080900	1880	12/23/05	\$525,000	1070	0	7	1913	3	3500	N	N	1909 3RD AVE N
009	423290	0365	3/22/05	\$539,500	1080	200	7	1907	3	3600	N	N	1824 5TH AVE W
009	080900	0505	10/12/05	\$460,000	1090	0	7	1919	3	2500	N	N	363 HAYES ST
009	239710	0670	3/2/04	\$509,000	1100	590	7	1991	3	3600	N	N	2124 4TH AVE W
009	701120	1482	7/6/05	\$395,000	1100	0	7	1925	3	2800	N	N	1016 W HOWE ST
009	701120	0260	2/17/05	\$369,000	1100	300	7	1900	3	3600	N	N	2124 10TH AVE W
009	701120	1410	5/31/05	\$549,950	1110	0	7	1908	3	3600	Y	N	1948 11TH AVE W
009	179450	0350	9/8/05	\$500,000	1110	0	7	1907	3	5400	N	N	2229 2ND AVE W
009	701120	0020	12/13/04	\$602,000	1110	700	7	1919	3	5400	Y	N	2216 11TH AVE W
009	239710	1035	11/10/05	\$711,000	1120	1020	7	1906	4	3600	N	N	1947 4TH AVE W
009	081000	0165	6/7/04	\$490,000	1120	0	7	1925	4	6000	N	N	1609 WARREN AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	080900	0925	5/6/05	\$545,000	1130	0	7	1904	3	6000	N	N	1709 2ND AVE N
009	192504	9007	8/18/06	\$570,000	1130	1100	7	1936	3	10322	Y	N	2510 LORENTZ PL N
009	423290	3105	10/14/05	\$440,000	1130	0	7	1906	3	3600	N	N	1528 5TH AVE W
009	239710	1240	9/16/05	\$600,000	1140	100	7	1996	3	3600	N	N	1945 5TH AVE W
009	423290	3020	10/11/05	\$502,000	1140	0	7	1925	3	3300	N	N	1507 5TH AVE W
009	239710	1240	10/7/04	\$479,000	1140	100	7	1996	3	3600	N	N	1945 5TH AVE W
009	701120	1465	12/19/05	\$429,500	1140	0	7	1925	4	2159	Y	N	1916 11TH AVE W
009	701120	1465	8/31/04	\$405,000	1140	0	7	1925	4	2159	Y	N	1916 11TH AVE W
009	173180	1025	4/3/06	\$751,000	1150	350	7	1950	3	4740	N	N	304 W LEE ST
009	192930	0276	5/30/06	\$648,000	1150	240	7	1952	3	7000	Y	N	421 RAYE ST
009	701120	0880	1/24/06	\$583,750	1150	330	7	1918	3	1926	Y	N	1906 8TH AVE W
009	080900	0560	7/12/06	\$535,000	1150	0	7	1929	3	4000	N	N	1614 3RD AVE N
009	080900	0545	7/15/04	\$500,000	1150	100	7	1929	3	4000	N	N	1606 3RD AVE N
009	701120	1035	8/3/04	\$469,000	1150	1010	7	1908	3	3600	N	N	1934 9TH AVE W
009	701120	0191	9/6/06	\$549,000	1160	0	7	1911	3	3200	N	N	2153 10TH AVE W
009	423290	2015	5/26/06	\$620,500	1160	0	7	1973	4	2700	N	N	302 W GARFIELD ST
009	688990	0285	7/6/04	\$735,000	1160	180	7	1968	3	5160	Y	N	438 COMSTOCK PL
009	423290	2015	5/25/05	\$562,500	1160	0	7	1973	4	2700	N	N	302 W GARFIELD ST
009	168940	1369	8/25/04	\$416,000	1170	720	7	1905	4	2440	Y	N	457 GARFIELD ST
009	239710	1317	3/23/05	\$469,950	1180	0	7	1919	4	2400	N	N	525 W CROCKETT ST
009	239710	0665	6/2/06	\$630,000	1210	1210	7	1928	4	3600	N	N	2128 4TH AVE W
009	080900	2650	6/19/06	\$593,000	1220	0	7	1907	3	2400	N	N	111 CROCKETT ST
009	080900	0270	6/24/05	\$630,000	1220	0	7	1901	5	3750	N	N	361 GARFIELD ST
009	423290	0465	12/5/05	\$825,000	1230	0	7	1907	3	3600	N	N	1823 4TH AVE W
009	545780	0600	9/22/05	\$760,000	1250	980	7	1923	4	4800	Y	N	315 WARD ST
009	545780	0605	8/18/04	\$625,000	1250	530	7	1957	3	4158	Y	N	325 WARD ST
009	080900	0945	5/14/04	\$435,000	1250	480	7	1918	3	2760	N	N	206 HAYES ST
009	213870	0045	12/26/06	\$819,000	1280	600	7	1910	4	2800	N	N	2316 WARREN AVE N
009	239710	1400	2/16/05	\$496,250	1290	500	7	1909	3	3600	N	N	1906 6TH AVE W
009	323220	0015	5/6/04	\$451,000	1290	0	7	1905	3	3625	N	N	1807 11TH AVE W
009	239710	1285	1/22/04	\$485,000	1300	0	7	1906	4	3600	N	N	1917 5TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	080900	0835	7/14/04	\$450,000	1300	200	7	1905	3	6000	N	N	1713 WARREN AVE N
009	423290	2170	8/25/06	\$649,900	1340	0	7	1909	3	3785	N	N	1627 4TH AVE W
009	701120	1296	1/31/06	\$515,000	1340	310	7	1911	3	2400	N	N	906 W HOWE ST
009	423290	3195	9/18/06	\$600,000	1350	0	7	1926	3	4800	N	N	1519 4TH AVE W
009	423290	3220	2/15/05	\$450,000	1350	0	7	1922	4	2700	N	N	1509 4TH AVE W
009	186110	0025	11/8/04	\$382,500	1350	0	7	1900	4	3600	Y	N	1622 10TH AVE W
009	423290	2390	5/2/05	\$538,000	1360	0	7	1903	4	3600	N	N	1611 5TH AVE W
009	423290	3760	10/21/04	\$529,000	1360	700	7	1984	3	3600	N	N	1517 1ST AVE W
009	080900	1955	7/22/04	\$486,000	1360	0	7	1924	4	3400	N	N	305 NEWTON ST
009	239710	1107	8/2/06	\$745,000	1370	140	7	1913	3	2400	N	N	410 W HOWE ST
009	688990	0275	6/7/04	\$680,000	1370	800	7	2001	3	3300	Y	N	417 LEE ST
009	239710	0360	3/5/04	\$365,000	1380	0	7	1919	4	3600	N	N	2127 5TH AVE W
009	179450	1335	9/11/06	\$482,000	1380	0	7	1904	3	3600	N	N	207 W CROCKETT ST
009	080900	3130	4/26/06	\$785,000	1390	200	7	1908	3	4000	N	N	363 LYNN ST
009	701120	1265	6/27/05	\$715,000	1390	690	7	1904	4	5880	N	N	1916 10TH AVE W
009	080900	0690	8/4/05	\$469,950	1390	0	7	1981	3	3000	N	N	215 HAYES ST
009	081000	0135	7/19/04	\$391,000	1390	0	7	1926	3	2850	N	N	107 HAYES ST
009	701120	0580	4/11/06	\$550,000	1400	1080	7	1905	3	2613	N	N	2153 8TH AVE W
009	239710	1305	12/5/05	\$580,000	1400	0	7	1902	3	3600	N	N	1905 5TH AVE W
009	239710	1355	2/17/05	\$475,000	1410	0	7	1909	3	3600	N	N	1934 6TH AVE W
009	423290	0315	6/27/05	\$585,000	1420	0	7	1908	3	3600	N	N	1809 5TH AVE W
009	534420	0215	7/13/06	\$699,000	1440	0	7	1914	3	4800	N	N	2419 NOB HILL AVE N
009	192930	0245	10/28/04	\$599,950	1450	0	7	1909	4	5000	Y	N	411 RAYE ST
009	423290	0230	9/18/06	\$645,000	1460	0	7	1918	4	3600	N	N	1810 6TH AVE W
009	179450	0495	4/26/05	\$575,000	1470	780	7	1916	3	2400	N	N	211 W BOSTON ST
009	423290	1770	6/4/04	\$500,000	1470	0	7	1923	3	2640	N	N	209 W BLAINE ST
009	179450	0025	1/15/04	\$620,000	1490	800	7	1990	3	6000	N	N	2215 1ST AVE N
009	423290	2000	6/28/05	\$703,000	1500	0	7	1908	4	3600	N	N	1611 3RD AVE W
009	423290	3265	3/23/06	\$535,000	1500	0	7	1900	5	2400	N	N	321 W GARFIELD ST
009	186060	0355	7/28/06	\$692,500	1500	570	7	1906	5	4800	N	N	1824 8TH AVE W
009	080900	3565	2/17/05	\$480,000	1500	0	7	1911	4	2400	N	N	154 LYNN ST

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	186060	0355	2/17/04	\$519,000	1500	570	7	1906	5	4800	N	N	1824 8TH AVE W
009	239710	1017	10/3/05	\$580,000	1520	0	7	1921	3	3000	N	N	411 W CROCKETT ST
009	080900	1228	6/23/04	\$539,950	1520	0	7	1925	4	4200	Y	N	1709 4TH AVE N
009	423290	2040	3/23/06	\$599,000	1530	0	7	1902	5	2400	N	N	317 W BLAINE ST
009	186060	0850	9/9/04	\$482,900	1540	400	7	1925	3	3600	N	N	1516 10TH AVE W
009	689040	0045	12/13/06	\$620,000	1540	0	7	1902	5	4158	Y	N	406 HIGHLAND DR
009	701120	0171	6/29/05	\$534,000	1550	500	7	1992	3	1723	N	N	2143 10TH AVE W
009	186060	0475	2/3/06	\$592,200	1560	240	7	1919	4	2960	N	N	815 W HOWE ST
009	423290	2990	4/27/05	\$475,000	1570	0	7	1904	3	6000	N	N	1525 5TH AVE W
009	186110	0020	2/8/06	\$750,000	1580	0	7	1921	4	3600	Y	N	1624 10TH AVE W
009	701120	1040	1/4/05	\$550,000	1580	300	7	1914	3	3600	N	N	1930 9TH AVE W
009	701120	1065	7/28/05	\$619,000	1580	990	7	1907	4	3600	N	N	1916 9TH AVE W
009	701120	1040	9/16/04	\$425,000	1580	300	7	1914	3	3600	N	N	1930 9TH AVE W
009	173280	0910	6/26/04	\$550,000	1590	150	7	1913	3	3880	N	N	411 W LEE ST
009	239710	0085	5/13/04	\$460,000	1610	0	7	1905	5	3600	N	N	2110 7TH AVE W
009	692370	0015	6/14/06	\$780,000	1620	0	7	1925	4	3000	N	N	111 NEWTON ST
009	080900	2475	4/26/06	\$675,000	1620	0	7	1912	3	2700	N	N	152 NEWTON ST
009	168940	0195	8/22/05	\$762,500	1630	640	7	1919	3	5425	N	N	2313 BIGELOW AVE N
009	323220	0160	10/31/05	\$535,000	1640	0	7	1958	4	3625	Y	N	1821 12TH AVE W
009	213870	0100	12/14/05	\$635,000	1650	0	7	1907	3	4371	N	N	2404 2ND AVE N
009	080900	2390	6/6/06	\$530,000	1660	0	7	1919	3	3190	N	N	2005 NOB HILL AVE N
009	186060	0440	6/23/05	\$890,000	1670	400	7	1906	5	4800	Y	N	1807 8TH AVE W
009	701120	1235	3/4/04	\$501,511	1680	480	7	1906	4	5400	N	N	1930 10TH AVE W
009	423290	1115	3/16/05	\$630,000	1700	0	7	1906	3	2550	N	N	1833 1ST AVE N
009	080900	0620	9/16/04	\$625,000	1710	0	7	1900	4	6000	N	N	320 GARFIELD ST
009	239710	0397	8/5/05	\$629,950	1720	0	7	1906	2	3600	N	N	506 W CROCKETT ST
009	186140	0050	3/8/06	\$715,000	1720	800	7	1904	4	3600	N	N	1607 10TH AVE W
009	701120	1005	10/5/05	\$1,035,000	1730	710	7	1965	3	7200	Y	N	1948 9TH AVE W
009	770510	0170	8/29/05	\$991,820	1730	0	7	1908	5	2070	Y	N	1110 W GARFIELD ST
009	701120	0115	4/25/05	\$625,000	1730	0	7	1906	4	3600	N	N	2107 10TH AVE W
009	701120	1005	4/5/05	\$865,000	1730	710	7	1965	3	7200	Y	N	1948 9TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	239710	1385	6/12/06	\$899,000	1750	720	7	1908	5	3600	N	N	1914 6TH AVE W
009	080900	2210	6/10/05	\$905,000	1760	0	7	1907	3	3200	N	N	2014 NOB HILL AVE N
009	186060	0345	12/2/04	\$444,000	1760	0	7	1916	3	3088	Y	N	1834 8TH AVE W
009	423290	2125	2/3/05	\$585,000	1780	0	7	1900	4	4050	N	N	318 W GARFIELD ST
009	423290	2395	6/15/05	\$531,000	1780	0	7	1916	3	3600	N	N	1607 5TH AVE W
009	423290	2005	4/20/05	\$654,000	1790	0	7	1900	4	4500	N	N	1607 3RD AVE W
009	423290	2005	2/19/04	\$513,000	1790	0	7	1900	4	4500	N	N	1607 3RD AVE W
009	239710	0916	10/6/06	\$819,000	1830	0	7	1907	3	4800	N	N	315 W CROCKETT ST
009	692670	0070	1/8/06	\$825,000	1830	1220	7	1925	4	4000	N	N	1821 BIGELOW AVE N
009	080900	3795	6/29/04	\$540,000	1840	0	7	1923	3	4370	N	N	2312 NOB HILL AVE N
009	423290	2070	7/14/04	\$485,000	1850	0	7	1906	3	5280	N	N	1624 4TH AVE W
009	271410	0025	12/23/04	\$733,500	1855	880	7	2006	3	3211	Y	N	425 COMSTOCK PL
009	186110	0122	6/19/06	\$760,000	1860	1860	7	1963	3	5400	N	N	1820 10TH AVE W
009	186110	0130	6/19/06	\$760,000	1860	1860	7	1963	3	5400	N	N	1818 10TH AVE W
009	080900	3655	11/10/06	\$885,000	1880	0	7	2002	3	6000	N	N	2302 2ND AVE N
009	080900	3445	8/9/06	\$735,700	1900	700	7	1920	3	6000	N	N	2212 1ST AVE N
009	423290	0491	3/30/06	\$750,000	1920	0	7	1966	3	5400	N	N	408 W BLAINE ST
009	616990	1055	11/3/05	\$749,000	1970	0	7	1922	3	4800	Y	N	1408 9TH AVE W
009	186140	0040	9/17/04	\$445,000	1970	0	7	1923	3	5400	N	N	1611 10TH AVE W
009	545780	1065	5/22/06	\$800,000	2010	50	7	1908	3	4440	Y	N	358 PROSPECT ST
009	186140	0060	12/15/05	\$580,000	2010	0	7	1902	4	3600	N	N	1601 10TH AVE W
009	770510	0130	1/27/06	\$700,000	2030	0	7	1912	3	2859	Y	N	1111 W BLAINE ST
009	323220	0170	11/13/06	\$792,500	2040	0	7	1929	5	3625	Y	N	1827 12TH AVE W
009	168940	0075	8/24/06	\$1,200,000	2060	190	7	1937	3	6910	Y	N	1701 BIGELOW AVE N
009	423290	2940	11/22/06	\$564,300	2120	0	7	1900	3	3643	N	N	1512 6TH AVE W
009	168940	0480	3/1/05	\$1,227,500	2250	900	7	1924	5	4563	N	N	2110 BIGELOW AVE N
009	701120	0455	12/7/04	\$675,000	2280	0	7	1949	3	7200	Y	N	2120 9TH AVE W
009	692670	0335	5/10/05	\$592,500	2290	200	7	1919	4	3700	N	N	451 CROCKETT ST
009	080900	3775	5/20/04	\$623,000	2340	120	7	1923	3	4000	N	N	2302 NOB HILL AVE N
009	701120	0810	2/23/05	\$790,000	2500	1250	7	1963	3	6000	Y	N	1946 8TH AVE W
009	080900	1220	12/1/04	\$650,000	2730	0	7	1900	3	6000	Y	N	1717 4TH AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	701120	1476	6/29/06	\$482,500	710	300	8	2006	3	1107	N	N	1908 B 11TH AVE W
009	701120	1477	7/24/06	\$479,500	710	300	8	2006	3	1108	N	N	1908 A 11TH AVE W
009	701120	1466	11/29/05	\$433,675	720	310	8	2005	3	1073	N	N	1914 11TH AVE W
009	701120	1467	11/29/05	\$432,700	720	310	8	2005	3	1160	N	N	1411 11TH AVE W
009	701120	1521	11/9/05	\$442,000	730	360	8	2005	3	1673	N	N	1921 10TH AVE W
009	701120	0896	4/26/06	\$542,000	780	200	8	1921	5	2400	Y	N	1901 7TH AVE W
009	701120	0896	1/8/04	\$512,500	780	200	8	1921	5	2400	Y	N	1901 7TH AVE W
009	701120	0582	7/10/06	\$505,950	900	450	8	2006	3	1397	N	N	2155 B 8TH AVE W
009	701120	1451	4/28/05	\$425,000	960	320	8	2005	3	1525	N	N	1922 11TH AVE W
009	701120	1116	7/19/04	\$429,950	980	0	8	2003	3	1302	N	N	1917 C 8TH AVE W
009	701120	1118	11/16/04	\$425,000	980	0	8	2003	3	1637	N	N	1917 A 8TH AVE W
009	701120	1117	8/13/04	\$419,950	1000	0	8	2003	3	979	N	N	1917 B 8TH AVE W
009	186110	0090	11/28/04	\$590,000	1010	120	8	1909	4	3240	Y	N	1815 9TH AVE W
009	169890	0195	7/8/05	\$599,950	1040	0	8	1931	4	3000	N	N	2509 NOB HILL AVE N
009	080900	1330	8/19/05	\$637,000	1080	0	8	1929	3	3100	N	N	359 HOWE ST
009	701120	0107	5/12/05	\$535,000	1090	300	8	2003	3	1440	N	N	2101 10TH AVE W
009	080900	3080	1/31/06	\$437,500	1090	0	8	1948	3	3200	N	N	2216 4TH AVE N
009	080900	0790	2/25/04	\$395,000	1180	0	8	1904	3	3600	N	N	1716 1ST AVE N
009	080900	1870	11/16/05	\$656,125	1200	420	8	1989	3	6000	N	N	1911 3RD AVE N
009	080900	1765	6/27/05	\$675,000	1210	400	8	1926	3	4000	N	N	1923 WARREN AVE N
009	179450	0155	11/21/06	\$555,000	1210	0	8	1909	4	3600	N	N	25 W MCGRAW ST
009	179450	0235	8/18/05	\$658,000	1230	1010	8	1925	4	3600	N	N	2233 1ST AVE W
009	179450	0250	5/10/04	\$479,950	1230	0	8	1926	3	3600	N	N	2229 1ST AVE W
009	080900	2555	3/24/04	\$585,000	1250	840	8	1902	5	5400	N	N	2017 2ND AVE N
009	080900	2665	3/24/06	\$695,000	1260	0	8	1909	3	2500	N	N	115 CROCKETT ST
009	731890	0046	7/11/06	\$699,000	1300	0	8	1927	3	2960	N	N	159 GARFIELD ST
009	168940	0500	10/26/05	\$696,000	1310	1000	8	1924	3	3819	N	N	453 BOSTON ST
009	423290	2440	8/6/06	\$775,000	1330	0	8	1916	4	3600	N	N	1628 6TH AVE W
009	956180	0111	8/26/04	\$735,000	1330	780	8	1958	3	6030	N	N	1212 3RD AVE N
009	239710	1105	5/20/04	\$555,000	1360	0	8	1913	3	2400	N	N	406 W HOWE ST
009	701120	1250	8/22/05	\$520,000	1360	460	8	1909	4	3600	N	N	1924 10TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	169890	0105	9/18/06	\$587,500	1370	1280	8	1956	3	4506	N	N	302 HALLADAY ST
009	545780	0122	8/4/06	\$950,000	1370	970	8	1964	4	5225	Y	N	219 WARD ST
009	545780	0122	2/18/05	\$820,000	1370	970	8	1964	4	5225	Y	N	219 WARD ST
009	770510	0030	9/1/04	\$630,000	1380	420	8	1951	3	6250	Y	N	1537 11TH AVE W
009	239710	0606	7/15/04	\$534,500	1380	300	8	1917	4	2400	N	N	406 W CROCKETT ST
009	388090	0205	7/1/05	\$900,000	1390	1200	8	1951	3	6400	Y	N	309 W KINNEAR PL
009	701120	1550	5/31/06	\$718,350	1400	1200	8	1953	3	4800	Y	N	1937 10TH AVE W
009	701420	0041	11/12/04	\$748,000	1430	0	8	1923	3	5400	N	N	1509 WARREN AVE N
009	239710	0815	10/14/05	\$660,000	1450	0	8	1913	5	2400	N	N	301 W CROCKETT ST
009	239710	0816	4/19/04	\$638,000	1450	640	8	1913	4	2400	N	N	305 W CROCKETT ST
009	080900	1470	3/27/06	\$925,000	1460	0	8	1905	3	4000	N	N	1823 NOB HILL AVE N
009	179450	0285	9/27/05	\$755,000	1460	0	8	1914	3	1935	N	N	106 W BOSTON ST
009	080900	3125	5/9/06	\$961,200	1460	100	8	1906	4	6000	N	N	2214 NOB HILL AVE N
009	545730	0971	4/12/06	\$1,300,000	1460	1400	8	1956	3	5040	Y	N	161 HIGHLAND DR
009	239710	1365	7/12/04	\$492,500	1470	0	8	1908	4	3600	N	N	1928 6TH AVE W
009	081000	0175	11/13/06	\$960,000	1480	750	8	1907	5	3000	N	N	114 GARFIELD ST
009	423290	3025	3/3/05	\$525,000	1480	0	8	1906	3	3300	N	N	506 W GALER ST
009	081000	0175	6/1/04	\$600,000	1480	750	8	1907	5	3000	N	N	114 GARFIELD ST
009	701120	1330	1/5/06	\$895,500	1490	450	8	1904	3	7200	Y	N	1925 9TH AVE W
009	616990	1195	3/11/05	\$640,000	1490	0	8	1919	3	2260	N	N	1003 W GALER ST
009	423290	3985	10/12/06	\$770,000	1490	790	8	1918	4	3600	Y	N	15 GARFIELD ST
009	423290	3030	1/25/05	\$535,000	1490	0	8	1910	3	3300	N	N	510 W GALER ST
009	239710	1235	5/11/05	\$599,000	1490	0	8	1907	5	3600	N	N	1947 5TH AVE W
009	323220	0010	11/10/04	\$485,000	1500	0	8	1917	3	2280	N	N	1805 11TH AVE W
009	423290	3730	3/28/05	\$568,420	1500	750	8	1905	5	3600	N	N	1535 1ST AVE W
009	239710	0901	7/26/04	\$705,000	1510	0	8	1906	3	3200	Y	N	302 W HOWE ST
009	239710	0301	11/15/06	\$745,000	1510	0	8	1907	5	2520	N	N	522 W CROCKETT ST
009	701120	0047	6/19/06	\$699,000	1510	360	8	2006	3	1759	N	N	2202 11TH AVE W
009	545780	1805	9/8/04	\$765,000	1510	0	8	1982	3	2880	Y	N	406 PROSPECT ST
009	701120	0048	10/16/06	\$630,000	1510	360	8	2006	3	1767	N	N	2202 11TH AVE W
009	689040	0040	11/30/04	\$537,500	1510	0	8	1979	3	4000	Y	N	410 HIGHLAND DR

Improved Sales Used in this Annual Update Analysis
Area 12
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	239710	0301	4/27/05	\$460,000	1510	0	8	1907	5	2520	N	N	522 W CROCKETT ST
009	731890	0057	4/16/04	\$432,000	1520	0	8	1917	3	3025	N	N	1519 2ND AVE N
009	616990	1196	9/16/04	\$602,000	1530	290	8	1919	3	2260	Y	N	1007 W GALER ST
009	701120	1450	3/6/06	\$494,500	1530	0	8	1930	4	2344	Y	N	1924 11TH AVE W
009	701120	1450	6/17/05	\$425,000	1530	0	8	1930	4	2344	Y	N	1924 11TH AVE W
009	701120	0885	9/26/05	\$649,950	1540	0	8	1916	4	2400	N	N	718 W HOWE ST
009	173280	0180	7/27/06	\$679,000	1540	0	8	1925	5	3000	N	N	1408 4TH AVE W
009	534420	0260	10/12/05	\$695,000	1550	0	8	1914	5	3150	N	N	2402 NOB HILL AVE N
009	080900	1970	10/19/05	\$799,000	1560	0	8	1929	4	6600	N	N	315 NEWTON ST
009	352890	0190	6/17/05	\$749,000	1570	420	8	1927	4	3500	Y	N	2518 4TH AVE N
009	081000	0080	6/23/06	\$796,000	1580	810	8	1925	4	2750	N	N	163 HAYES ST
009	179450	0420	4/19/04	\$650,000	1580	0	8	1916	4	2360	N	N	223 W MCGRAW ST
009	545780	0705	8/8/06	\$1,129,500	1580	700	8	1983	3	3410	Y	N	310 WARD ST
009	080900	0255	2/1/06	\$674,000	1580	0	8	1901	5	3000	N	N	1512 NOB HILL AVE N
009	080900	3555	10/7/04	\$735,000	1590	140	8	1907	4	5400	N	N	2309 WARREN AVE N
009	421240	0105	5/9/06	\$722,000	1600	600	8	2003	3	2305	N	N	150 LEE ST
009	168940	0790	11/16/04	\$632,000	1600	0	8	1923	3	3000	Y	N	502 NEWTON ST
009	421240	0105	3/12/04	\$570,000	1600	600	8	2003	3	2305	N	N	150 LEE ST
009	421240	0106	4/22/04	\$570,000	1600	600	8	2003	3	2014	N	N	152 LEE ST
009	239710	0445	4/1/04	\$375,000	1610	0	8	1912	3	3600	N	N	2136 5TH AVE W
009	213870	0005	6/3/05	\$661,000	1610	260	8	1926	4	3150	N	N	109 MCGRAW ST
009	239710	0445	1/10/05	\$495,000	1610	0	8	1912	3	3600	N	N	2136 5TH AVE W
009	701120	0045	8/17/06	\$799,950	1620	480	8	2006	3	1833	Y	N	2202 11TH AVE W
009	352890	0316	5/25/05	\$639,000	1620	0	8	1918	4	2500	N	N	2464 4TH AVE N
009	701120	0046	6/14/06	\$765,000	1620	480	8	2006	3	1843	Y	N	2202 11TH AVE W
009	534420	0420	8/18/05	\$699,000	1640	0	8	1925	4	4462	N	N	2468 LORENTZ PL N
009	423290	3385	12/15/04	\$605,000	1640	0	8	1905	4	3000	N	N	311 W GARFIELD ST
009	616990	0440	6/30/05	\$769,000	1640	660	8	1930	4	6600	Y	N	1217 10TH AVE W
009	534420	0005	7/27/04	\$785,000	1650	0	8	1914	4	3840	N	N	2316 NOB HILL AVE N
009	545780	1655	6/13/05	\$815,000	1670	1000	8	1905	3	3340	Y	N	411 PROSPECT ST
009	168940	0410	11/29/05	\$929,000	1680	0	8	1922	4	3880	Y	N	463 LYNN ST

Improved Sales Used in this Annual Update Analysis
Area 12
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	423290	3700	5/19/06	\$775,000	1680	0	8	1919	5	3600	N	N	1516 2ND AVE W
009	173280	1500	6/21/06	\$923,000	1680	0	8	1902	5	6400	N	N	1412 5TH AVE W
009	322020	0005	6/21/04	\$580,000	1680	0	8	1918	2	3091	N	N	125 LEE ST
009	080900	2365	12/28/05	\$670,000	1690	0	8	1918	4	2833	N	N	2017 NOB HILL AVE N
009	701120	0510	12/15/06	\$815,000	1710	0	8	1908	3	3600	N	N	2111 8TH AVE W
009	352890	0576	4/9/04	\$835,000	1710	0	8	1916	4	3663	N	N	2324 BIGELOW AVE N
009	186060	0895	9/5/06	\$740,000	1710	0	8	1913	3	4800	Y	N	1610 10TH AVE W
009	701120	1297	8/6/04	\$593,000	1720	600	8	1918	4	2400	Y	N	1903 9TH AVE W
009	545780	1755	2/1/06	\$860,000	1730	280	8	1926	4	3600	Y	N	409 HIGHLAND DR
009	080900	2625	8/11/06	\$835,000	1740	150	8	1909	3	2560	Y	N	2008 1ST AVE N
009	423290	3580	10/1/04	\$387,500	1740	0	8	1907	2	3600	N	N	1529 2ND AVE W
009	701120	0173	11/3/04	\$530,000	1745	440	8	1989	3	2475	N	N	2139 10TH AVE W
009	239710	0185	6/9/04	\$499,000	1800	0	8	1990	3	3600	N	N	2111 6TH AVE W
009	352890	0195	4/5/05	\$915,000	1810	0	8	1906	4	10500	Y	N	2502 4TH AVE N
009	080900	1080	12/27/04	\$536,500	1810	0	8	1992	3	2280	N	N	311 BLAINE ST
009	387990	1585	2/13/06	\$1,400,000	1820	940	8	1921	4	6250	Y	N	515 W KINNEAR PL
009	080900	0865	7/9/04	\$719,000	1840	0	8	1912	5	4010	N	N	1710 WARREN AVE N
009	080900	3150	5/15/06	\$945,000	1880	300	8	1907	4	4000	Y	N	2223 4TH AVE N
009	352890	0300	10/19/04	\$750,000	1880	100	8	1910	4	5250	Y	N	417 SMITH ST
009	168940	1230	5/27/05	\$800,000	1880	0	8	1913	4	4875	Y	N	1602 5TH AVE N
009	423290	0490	5/23/05	\$462,500	1890	1000	8	1901	3	5400	N	N	1801 4TH AVE W
009	692670	0190	7/25/05	\$955,000	1890	400	8	1922	4	5950	Y	N	2206 5TH AVE N
009	168940	0200	4/20/05	\$928,000	1900	700	8	1924	5	3963	N	N	2307 BIGELOW AVE N
009	423290	3390	3/26/04	\$710,000	1900	180	8	1924	5	2100	N	N	1533 3RD AVE W
009	701120	0470	7/21/04	\$732,000	1900	830	8	1926	5	5400	N	N	2110 9TH AVE W
009	169890	0250	3/23/05	\$850,000	1910	0	8	1925	4	3600	Y	N	2466 NOB HILL AVE N
009	609600	0395	4/1/05	\$810,000	1910	0	8	1921	3	6136	N	N	357 LEE ST
009	423290	4030	9/25/06	\$670,000	1920	0	8	1918	3	5400	N	N	1523 1ST AVE N
009	423290	2715	8/22/06	\$995,000	1940	440	8	1927	3	3600	N	N	620 W GARFIELD ST
009	080900	0895	2/9/04	\$650,000	1940	0	8	1922	4	3750	N	N	1722 WARREN AVE N
009	081000	0075	10/10/06	\$1,075,000	1950	700	8	1925	5	3250	N	N	1621 2ND AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	701120	0665	4/4/05	\$895,000	1950	370	8	1906	3	4800	N	N	2116 8TH AVE W
009	423290	3565	4/26/04	\$813,000	1960	670	8	1907	4	3600	N	N	1535 2ND AVE W
009	692670	0030	11/2/05	\$949,000	1970	0	8	1925	4	4815	N	N	1715 BIGELOW AVE N
009	192504	9011	9/19/05	\$700,000	1970	710	8	1985	4	2648	N	N	2506 LORENTZ PL N
009	609600	0355	3/9/06	\$969,000	1980	0	8	1924	4	4232	N	N	1423 NOB HILL AVE N
009	887300	0076	3/28/05	\$892,500	1980	800	8	1921	5	4000	N	N	119 LEE ST
009	701120	1316	10/26/06	\$689,000	1990	330	8	2006	3	1797	N	N	1915 9TH AVE W
009	239710	0396	5/17/05	\$741,000	1990	980	8	1906	4	3600	N	N	510 W CROCKETT ST
009	545780	1175	3/9/05	\$940,000	2000	200	8	1986	3	2820	Y	N	1004 NOB HILL AVE N
009	423290	2415	7/8/04	\$500,000	2010	250	8	1906	2	2400	N	N	519 W BLAINE ST
009	080900	2160	6/5/06	\$856,000	2030	0	8	1906	3	4800	N	N	1920 4TH AVE N
009	701120	1565	3/7/05	\$650,000	2030	1120	8	1968	3	5400	N	N	1943 10TH AVE W
009	388090	0135	4/20/04	\$814,000	2040	0	8	1923	3	3570	N	N	1012 5TH AVE W
009	186060	0560	4/21/05	\$700,000	2060	1100	8	1954	4	5400	Y	N	1610 9TH AVE W
009	179450	0325	5/11/06	\$950,000	2070	0	8	1905	5	5400	N	N	2212 2ND AVE W
009	352890	0440	10/16/06	\$928,500	2070	400	8	1911	4	3938	N	N	415 WHEELER ST
009	168940	0390	11/22/04	\$750,000	2070	0	8	1923	4	3904	N	N	2216 BIGELOW AVE N
009	616990	0706	4/18/06	\$800,000	2080	270	8	1906	5	3840	Y	N	810 W HIGHLAND DR
009	616990	1125	3/3/06	\$869,000	2090	940	8	1904	5	3600	Y	N	1403 9TH AVE W
009	701420	0015	11/10/06	\$858,000	2100	0	8	1907	3	6000	N	N	1512 1ST AVE N
009	545780	1120	1/20/06	\$1,020,000	2100	0	8	1925	3	3362	Y	N	371 PROSPECT ST
009	545780	1795	3/28/06	\$1,025,000	2100	700	8	1925	5	4400	Y	N	1110 4TH AVE N
009	692370	0070	4/11/05	\$925,000	2110	0	8	1903	5	4000	N	N	1902 1ST AVE N
009	173280	1301	12/26/06	\$886,200	2120	0	8	2006	3	3085	N	N	1411 6TH AVE W
009	545730	0250	11/3/06	\$952,000	2140	0	8	1923	3	4480	Y	N	119 WARD ST
009	545730	0250	6/16/06	\$805,000	2140	0	8	1923	3	4480	Y	N	119 WARD ST
009	168940	0855	8/22/06	\$985,000	2160	50	8	1925	4	4000	Y	N	2021 5TH AVE N
009	192930	0305	8/22/05	\$1,000,000	2200	0	8	1913	5	3944	Y	N	2551 5TH AVE N
009	616990	0550	2/1/06	\$910,000	2200	1440	8	1900	5	4010	Y	N	1225 9TH AVE W
009	545780	0785	3/10/05	\$1,151,000	2250	420	8	1924	4	7560	Y	N	303 PROSPECT ST
009	168940	0070	9/19/05	\$1,148,000	2270	500	8	1924	4	5875	Y	N	1603 BIGELOW AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	179450	0645	2/13/04	\$500,000	2290	1090	8	1907	3	5400	N	N	2115 1ST AVE W
009	173280	1300	1/28/04	\$625,000	2310	0	8	2006	3	3313	N	N	1411 6TH AVE W
009	080900	2670	10/22/05	\$781,000	2310	0	8	1905	5	6000	N	N	2017 WARREN AVE N
009	545730	0985	11/1/05	\$1,120,000	2320	0	8	1921	4	7040	Y	N	150 PROSPECT ST
009	272160	0205	7/10/06	\$835,000	2330	820	8	1988	3	4226	N	N	2508 WARREN AVE N
009	272160	0205	7/7/05	\$675,000	2330	820	8	1988	3	4226	N	N	2508 WARREN AVE N
009	168940	1305	2/3/06	\$970,000	2380	0	8	1921	4	5500	Y	N	1622 BIGELOW AVE N
009	956180	0060	10/18/04	\$669,000	2440	0	8	1973	4	3690	Y	N	1235 3RD AVE N
009	239710	0655	10/5/06	\$990,000	2480	0	8	2000	3	3600	N	N	2134 4TH AVE W
009	168940	0230	12/14/04	\$924,000	2490	240	8	1917	4	5850	N	N	2312 BIGELOW AVE N
009	423290	3505	11/2/04	\$730,000	2576	500	8	1988	3	5400	N	N	1522 3RD AVE W
009	080900	1625	7/19/06	\$760,000	2610	0	8	1912	3	2250	N	N	159 HOWE ST
009	616990	0705	9/23/04	\$960,000	2670	1280	8	1908	5	4200	Y	N	1205 8TH AVE W
009	080900	2130	5/8/06	\$1,100,000	2810	900	8	1905	4	6000	N	N	1901 4TH AVE N
009	701120	0035	7/20/05	\$950,000	4200	1520	8	1975	4	7200	Y	N	2204 11TH AVE W
009	701120	1017	11/15/05	\$540,000	1320	380	9	2002	3	1593	Y	N	1946 A 9TH AVE W
009	701120	0881	4/14/05	\$569,500	1350	400	9	2004	3	1674	N	N	1908 8TH AVE W
009	169890	0260	2/16/06	\$650,000	1500	460	9	1927	4	3600	Y	N	2458 NOB HILL AVE N
009	168940	0150	4/26/05	\$769,000	1550	620	9	1930	4	2738	N	N	2217 BIGELOW AVE N
009	701120	1475	7/14/06	\$714,900	1560	960	9	2006	3	2152	N	N	1908 11TH AVE W
009	387990	1495	10/20/04	\$875,000	1560	670	9	1929	4	2862	Y	N	1009 5TH AVE W
009	352890	0586	7/24/06	\$824,500	1580	0	9	1933	4	2565	Y	N	467 MCGRAW ST
009	169890	0160	4/14/06	\$746,000	1600	0	9	1928	4	2944	Y	N	2502 NOB HILL PL N
009	186060	0380	6/25/04	\$660,000	1600	800	9	1918	5	3600	Y	N	1810 8TH AVE W
009	239710	0900	7/2/04	\$656,000	1620	0	9	1906	5	3200	N	N	310 W HOWE ST
009	169890	0020	5/5/04	\$537,000	1630	0	9	1927	4	3000	N	N	319 SMITH PL
009	173180	0680	9/28/06	\$1,495,000	1670	0	9	2005	3	5044	Y	N	1317 1ST AVE N
009	545780	0815	10/19/05	\$1,125,000	1710	940	9	1925	4	3498	Y	N	306 WARD ST
009	173230	0095	10/14/04	\$731,000	1720	850	9	1996	3	4530	Y	N	1411 1ST AVE N
009	173230	0095	4/6/04	\$700,000	1720	850	9	1996	3	4530	Y	N	1411 1ST AVE N
009	616990	0765	11/16/05	\$885,000	1750	1210	9	1967	3	4420	Y	N	1202 8TH AVE W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	169890	0245	2/11/05	\$665,000	1770	500	9	1928	4	3400	Y	N	2470 NOB HILL AVE N
009	352890	0065	4/26/06	\$1,100,000	1790	800	9	1915	5	4000	N	N	2407 4TH AVE N
009	080900	0445	8/28/06	\$900,000	1820	0	9	1924	3	3600	N	N	354 GARFIELD ST
009	701120	0625	5/24/05	\$960,000	1840	1000	9	2002	3	3600	N	N	2140 8TH AVE W
009	545780	0840	9/30/04	\$1,150,000	1840	290	9	1996	3	3200	Y	N	1101 NOB HILL AVE N
009	770510	0126	4/4/05	\$629,950	1840	290	9	1989	3	2210	Y	N	1117 W BLAINE ST
009	169890	0240	7/29/04	\$643,000	1870	900	9	1929	5	2625	Y	N	2502 NOB HILL AVE N
009	352890	0480	6/30/05	\$870,000	1890	840	9	1919	5	4200	N	N	412 MCGRAW ST
009	352890	0086	9/8/06	\$998,500	1910	800	9	2002	3	3200	N	N	2517 4TH AVE N
009	186060	0660	10/5/05	\$1,072,000	1920	1120	9	1919	5	4800	Y	N	1525 8TH AVE W
009	080900	1060	7/6/06	\$1,022,000	1930	0	9	1905	3	4000	N	N	1708 3RD AVE N
009	080900	1060	5/10/04	\$699,000	1930	0	9	1905	3	4000	N	N	1708 3RD AVE N
009	545730	0905	3/28/06	\$1,460,500	1940	1000	9	1924	4	4428	Y	N	153 PROSPECT ST
009	545780	0121	12/13/06	\$1,425,000	1940	1050	9	1949	4	6050	Y	N	211 WARD ST
009	545780	0995	10/14/05	\$1,000,000	1940	0	9	1984	3	6000	Y	N	367 HIGHLAND DR
009	239710	0600	1/28/05	\$955,000	1970	1060	9	2003	3	3600	N	N	2107 4TH AVE W
009	080900	3225	5/18/06	\$889,000	1970	500	9	2004	3	3200	N	N	309 LYNN ST
009	616990	0561	8/17/06	\$775,000	1970	0	9	1997	3	1710	Y	N	1220 OLYMPIC WAY W
009	080900	3225	2/14/05	\$735,000	1970	500	9	2004	3	3200	N	N	309 LYNN ST
009	545730	0785	6/25/04	\$905,000	1980	600	9	1979	4	4840	Y	N	173 WARD ST
009	186060	0646	3/27/06	\$895,000	1990	700	9	1991	3	3600	Y	N	809 W GARFIELD ST
009	173280	0405	1/6/05	\$895,000	1990	620	9	1964	4	6084	N	N	1121 6TH AVE W
009	239710	0575	6/18/04	\$661,000	2000	0	9	1998	3	3600	N	N	2123 4TH AVE W
009	169890	0040	8/9/06	\$869,000	2030	600	9	1927	5	4000	N	N	2459 NOB HILL AVE N
009	186140	0022	2/6/04	\$615,000	2040	240	9	1924	4	3120	N	N	1600 11TH AVE W
009	616990	1045	12/13/05	\$850,000	2050	0	9	1913	4	4800	Y	N	1412 9TH AVE W
009	169890	0095	9/13/05	\$765,000	2050	200	9	1932	4	4452	N	N	2519 NOB HILL PL N
009	701120	0825	8/31/06	\$975,000	2060	1110	9	2006	3	3600	Y	N	1940 8TH AVE W
009	080900	2645	4/22/05	\$845,000	2100	0	9	1907	5	3600	N	N	103 CROCKETT ST
009	701120	0800	3/14/05	\$1,250,000	2130	390	9	2004	3	5400	Y	N	1958 8TH AVE W
009	080900	3085	12/21/05	\$730,000	2130	0	9	1990	3	3545	Y	N	409 LYNN ST

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	080900	0435	7/27/06	\$950,000	2140	0	9	1924	4	3500	Y	N	405 HAYES ST
009	173230	0080	7/23/04	\$848,000	2140	0	9	1923	4	5784	Y	N	1407 1ST AVE N
009	388090	0115	12/16/04	\$920,000	2150	1090	9	1923	4	3825	N	N	1008 5TH AVE W
009	080900	1290	11/20/06	\$1,100,000	2160	0	9	1928	3	5773	Y	N	1812 4TH AVE N
009	387990	1575	8/7/06	\$1,285,000	2180	0	9	1926	3	7750	N	N	915 5TH AVE W
009	352890	0325	11/11/04	\$984,800	2190	340	9	1985	3	4112	N	N	406 WHEELER ST
009	545780	0855	4/21/05	\$1,000,000	2200	890	9	2004	3	4560	Y	N	312 PROSPECT ST
009	239710	0645	3/23/05	\$885,000	2210	0	9	2003	3	3600	N	N	2140 4TH AVE W
009	770510	0090	3/22/05	\$740,000	2220	0	9	1927	4	4725	N	N	1607 11TH AVE W
009	168940	0430	11/8/04	\$830,000	2230	150	9	1922	4	6000	N	N	2211 5TH AVE N
009	186060	0515	10/2/06	\$1,550,000	2240	250	9	1925	5	3600	Y	N	816 W BLAINE ST
009	080900	1160	1/2/04	\$640,000	2240	0	9	1926	3	4000	N	N	1701 NOB HILL AVE N
009	239710	1525	11/23/05	\$1,200,000	2270	1090	9	1930	5	3600	Y	N	1950 7TH AVE W
009	322020	0015	9/14/04	\$1,292,857	2340	940	9	1955	4	10000	Y	N	1215 WARREN AVE N
009	701120	1395	7/15/05	\$1,012,500	2400	0	9	2003	3	5400	Y	N	1021 W CROCKETT ST
009	186110	0045	12/26/06	\$1,875,000	2410	240	9	2000	5	7200	Y	N	1625 9TH AVE W
009	173180	1020	8/13/04	\$595,000	2570	0	9	1990	3	2552	N	N	1409 3RD AVE W
009	616990	1085	6/9/06	\$1,195,000	2600	600	9	1997	3	3600	Y	N	1429 9TH AVE W
009	352890	0545	7/22/05	\$1,625,000	2650	0	9	1925	5	6825	N	N	415 MCGRAW ST
009	173180	0695	11/21/05	\$1,205,000	2780	700	9	1991	3	4850	Y	N	1315 1ST AVE N
009	302504	9018	10/3/05	\$1,450,000	2830	340	9	1972	4	9583	Y	N	1241 BIGELOW AVE N
009	388090	0040	4/4/05	\$1,250,000	2830	0	9	1923	3	9088	Y	N	300 W KINNEAR PL
009	173280	0685	4/20/05	\$1,490,000	2970	570	9	1989	3	6400	Y	N	511 W COMSTOCK ST
009	168940	0540	4/21/04	\$695,000	3000	0	9	1926	4	6000	N	N	2111 5TH AVE N
009	545780	0950	6/21/04	\$1,437,000	3180	0	9	1993	3	4320	Y	N	366 PROSPECT ST
009	423290	0005	5/24/05	\$1,200,000	3370	0	9	1965	3	6000	Y	N	617 W HOWE ST
009	770510	0139	4/7/04	\$675,000	3370	300	9	1989	3	4725	Y	N	1121 W BLAINE ST
009	545730	0190	4/24/04	\$1,585,000	4290	1690	9	1910	3	7680	Y	N	123 PROSPECT ST
009	701120	1385	8/9/05	\$940,000	1770	800	10	2002	3	3600	Y	N	909 W CROCKETT ST
009	080900	3545	12/7/05	\$1,095,000	1830	1010	10	2005	3	5969	N	N	2311 WARREN AVE N
009	168940	1250	9/23/04	\$1,310,000	2060	1310	10	2006	3	5950	Y	N	1616 5TH AVE N

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	388090	0085	5/1/06	\$1,300,000	2140	0	10	1925	3	6674	Y	N	334 W KINNEAR PL
009	545780	1215	10/22/05	\$1,746,000	2240	840	10	2002	3	6600	Y	N	359 WARD ST
009	173280	0039	8/23/06	\$1,433,250	2270	500	10	1926	3	5775	N	N	1210 4TH AVE W
009	545780	0015	10/27/04	\$1,975,000	2300	1150	10	1936	5	6160	Y	N	212 WARD ST
009	186060	0845	8/2/04	\$660,000	2320	0	10	1994	3	3600	N	N	1518 10TH AVE W
009	186060	0230	10/3/05	\$1,895,000	2400	260	10	1901	5	5400	N	N	1621 7TH AVE W
009	949470	0026	12/9/04	\$1,830,000	2410	626	10	1924	4	4725	Y	N	176 HIGHLAND DR
009	173280	0010	6/29/06	\$1,600,000	2420	310	10	1926	3	6250	Y	N	314 W PROSPECT ST
009	387990	1505	5/27/04	\$1,200,000	2420	800	10	2000	3	3495	Y	N	1005 5TH AVE W
009	080900	1265	1/31/06	\$1,270,000	2480	900	10	1996	3	5775	Y	N	1714 4TH AVE N
009	388090	0105	5/12/06	\$1,572,500	2480	0	10	1923	3	4675	N	N	354 W KINNEAR PL
009	186060	0505	12/3/04	\$1,325,000	2620	600	10	2004	3	6000	Y	N	1808 9TH AVE W
009	956180	0130	8/31/04	\$975,000	2760	1160	10	2004	3	4095	N	N	1240 3RD AVE N
009	616990	0605	8/1/06	\$1,325,000	2800	480	10	1997	3	3600	Y	N	1228 9TH AVE W
009	173280	0080	10/26/06	\$2,800,000	3010	310	10	1922	3	12250	Y	N	315 W COMSTOCK ST
009	168940	0245	3/2/04	\$1,800,000	3070	300	10	2002	3	9000	Y	N	470 LYNN ST
009	173180	0370	3/1/05	\$1,545,000	3130	600	10	1906	4	5520	N	N	1217 3RD AVE W
009	616990	0956	3/30/05	\$1,825,000	3140	0	10	1900	5	5017	Y	N	1433 8TH AVE W
009	545730	0115	9/20/06	\$2,100,000	3170	1460	10	1954	4	7200	Y	N	123 HIGHLAND DR
009	080900	0360	4/21/05	\$1,850,000	3400	0	10	1911	5	5773	Y	N	406 GALER ST
009	352890	0401	9/8/05	\$1,454,030	2240	900	11	1913	4	5445	Y	N	471 WHEELER ST
009	173280	0711	2/9/04	\$1,025,000	2660	100	11	1989	3	5000	N	N	516 W HIGHLAND DR
009	173280	0536	8/20/04	\$1,640,000	2780	260	11	1970	5	3045	Y	N	1217 WILLARD AVE W
009	173180	0635	9/10/04	\$1,475,000	2900	1290	11	1991	3	5197	Y	N	11 COMSTOCK ST
009	173280	0025	5/31/05	\$3,000,000	2970	290	11	1930	4	7250	Y	N	317 W HIGHLAND DR
009	173280	1081	7/18/05	\$2,600,000	3100	1170	11	2000	3	8640	Y	N	511 W LEE ST
009	173280	1490	8/4/06	\$1,897,500	3430	1620	11	2006	3	4452	N	N	418 W LEE ST
009	545730	0955	5/4/06	\$2,894,999	4300	1260	11	2006	3	5400	Y	N	173 HIGHLAND DR
009	387990	1566	9/21/05	\$2,980,000	3270	1080	12	2005	3	5130	Y	N	615 W PROSPECT ST
009	616990	0895	1/10/06	\$3,500,000	3590	1710	12	2002	3	10800	Y	N	1432 8TH AVE W
009	887300	0025	9/10/04	\$2,268,000	3780	1250	12	2003	3	6348	Y	N	110 HIGHLAND DR

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	387990	1565	8/6/05	\$3,200,000	4830	1520	12	2005	3	7045	Y	N	700 W KINNEAR PL
009	173280	0455	3/10/05	\$3,550,000	6830	0	13	2000	3	8543	Y	N	623 W HIGHLAND DR

Improved Sales Removed from this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	097600	0215	8/18/05	\$475,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	097600	0310	3/21/06	\$276,250	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
002	097600	0395	10/5/04	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	097600	0975	11/28/05	\$730,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	192504	9057	4/29/04	\$300,000	DOR RATIO;SEGREGATION AND/OR MERGER
002	197220	5640	12/1/06	\$80,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
002	197220	5646	6/23/04	\$130,000	DOR RATIO
002	197220	5646	5/5/04	\$50,000	DOR RATIO
002	197220	5710	3/11/05	\$123,094	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	213870	0325	7/21/05	\$845,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	213870	0445	4/27/06	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	242503	9020	2/8/05	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	242503	9094	4/1/05	\$440,000	OBSOL
002	253330	0580	12/12/06	\$613,000	ACTIVE PERMIT BEFORE SALE>25K
002	265250	0015	3/30/04	\$593,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	265250	0395	7/26/05	\$580,000	IMP COUNT
002	265250	0640	3/29/04	\$457,000	DOR RATIO
002	265250	0640	4/12/05	\$839,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	265250	1105	1/26/05	\$655,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	265250	1175	8/18/05	\$602,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	265250	1511	7/12/05	\$104,967	DOR RATIO;1031 TRADE; STATEMENT TO DOR
002	265250	1630	9/23/04	\$303,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	265250	1780	10/18/05	\$480,000	1031 TRADE
002	265250	1880	2/27/06	\$258,093	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	265250	1910	8/10/04	\$425,000	SAS DIAGNOSTIC OUTLIER
002	265250	2340	3/19/04	\$238,000	SAS DIAGNOSTIC OUTLIER
002	265300	0050	8/24/05	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	265300	0060	6/15/05	\$345,454	DOR RATIO;%COMPL
002	272160	0150	3/4/05	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	272160	0160	12/13/04	\$485,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	274960	0175	9/7/05	\$446,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277060	4210	9/9/04	\$380,000	SEGREGATION AND/OR MERGER
002	277060	4260	4/12/04	\$490,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	277060	4305	8/16/04	\$200,000	DOR RATIO;QUIT CLAIM DEED
002	277060	4320	10/24/06	\$500,000	PREVIMP<=25K
002	277060	4410	8/12/04	\$400,000	%COMPL;TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	277060	4635	1/7/05	\$414,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277060	4782	11/14/06	\$453,000	RELOCATION - SALE TO SERVICE
002	277060	4920	2/6/04	\$385,000	PREVIMP<=25K
002	277060	5055	9/14/05	\$417,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	277060	5225	9/23/05	\$250,182	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	277060	5305	9/1/04	\$355,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE

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002	277060	5340	8/18/05	\$576,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277060	5420	5/26/06	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277060	5548	7/8/05	\$184,690	DOR RATIO;QUIT CLAIM DEED
002	277110	4635	10/4/06	\$989,950	SAS DIAGNOSTIC OUTLIER
002	277110	4695	12/22/05	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	277110	4890	1/23/06	\$395,000	PREVIMP<=25K
002	277110	5025	6/16/04	\$425,000	BOX PLOT OUTLIER
002	277160	1800	1/8/04	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	285120	0075	6/15/04	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	286710	0419	11/7/06	\$1,055,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	286710	0419	2/19/04	\$360,000	DOR RATIO;%COMPL;RELOCATION - SALE BY SERVICE
002	286710	0419	2/10/04	\$360,000	DOR RATIO;%COMPL;RELOCATION - SALE TO SERVICE
002	511340	0168	10/22/04	\$525,100	RELOCATION - SALE BY SERVICE
002	511340	0168	10/22/04	\$525,100	RELOCATION - SALE TO SERVICE
002	511340	0405	5/22/05	\$300,000	PREVIMP<=25K
002	511340	0436	11/7/05	\$29,801	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	511340	0479	6/6/06	\$765,000	SAS DIAGNOSTIC OUTLIER
002	524480	0170	11/25/05	\$625,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	524480	0175	10/27/04	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	524480	0190	2/17/04	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524480	0235	8/11/06	\$728,500	ACTIVE PERMIT BEFORE SALE>25K
002	524480	0355	12/14/05	\$459,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524480	0360	8/16/05	\$162,750	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	524480	0400	3/18/05	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	524480	0455	1/23/04	\$180,069	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
002	524480	0530	11/28/06	\$481,100	EXEMPT FROM EXCISE TAX
002	524480	0555	12/3/05	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
002	524480	1225	6/28/05	\$625,000	OBSOL
002	524480	1240	2/19/04	\$85,000	DOR RATIO
002	524480	1260	11/1/06	\$320,000	OBSOL;PREVIMP<=25K
002	524480	1575	6/21/05	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	681910	0120	11/14/05	\$749,000	ACTIVE PERMIT BEFORE SALE>25K
002	681910	0120	10/21/04	\$453,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	681910	0145	5/2/05	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	681910	0180	11/17/04	\$466,000	OBSOL
002	681910	0215	2/19/04	\$439,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	681910	0265	10/10/05	\$579,000	RELOCATION - SALE BY SERVICE
002	681910	0265	10/1/05	\$579,000	RELOCATION - SALE TO SERVICE
002	681910	0401	10/1/04	\$500,000	DOR RATIO
002	681910	0445	1/7/05	\$820,000	IMP COUNT
002	690520	0020	12/9/04	\$475,000	%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
002	690520	0365	11/24/06	\$227,023	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;

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002	701170	0036	4/21/05	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	701220	0210	4/7/06	\$674,500	RELOCATION - SALE BY SERVICE
002	701220	0210	4/6/06	\$674,500	RELOCATION - SALE TO SERVICE
002	701320	0080	8/20/04	\$397,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	701520	0095	11/20/06	\$1,245,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	701520	0095	4/28/04	\$170,000	DOR RATIO;%COMPL
002	701520	0100	4/28/04	\$165,000	DOR RATIO;%COMPL
002	701520	0190	2/11/04	\$105,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
002	701520	0230	7/12/05	\$300,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	701520	0260	6/22/06	\$225,000	DOR RATIO
002	701520	0555	10/11/05	\$781,000	UNFIN AREA
002	701520	0555	6/23/05	\$405,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	701520	0555	6/23/05	\$405,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	701520	0600	2/3/04	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	701520	0745	11/29/05	\$250,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
002	701520	0845	4/12/05	\$569,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	744300	0795	4/8/04	\$314,000	SEGREGATION AND/OR MERGER
002	744300	1355	6/26/06	\$560,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
002	744300	1480	2/26/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER
002	744300	1500	6/9/05	\$545,000	DOR RATIO;IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	744300	1500	10/27/06	\$1,075,000	IMP COUNT
002	787150	0490	4/7/05	\$110,090	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
002	794010	0050	10/24/05	\$745,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	927020	0070	4/14/06	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	940630	0005	2/18/04	\$550,000	RELOCATION - SALE BY SERVICE
002	940630	0005	2/5/04	\$550,000	RELOCATION - SALE TO SERVICE
002	940630	0045	4/30/04	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	080900	0610	11/7/06	\$408,000	QUIT CLAIM DEED
009	080900	0695	7/22/04	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	080900	0830	9/11/06	\$490,000	OBSOL
009	080900	1400	12/29/04	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	080900	1655	11/4/04	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	080900	1675	5/12/04	\$661,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	080900	1690	3/23/05	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	080900	1690	12/27/04	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	080900	1785	9/8/05	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	080900	1790	10/2/06	\$1,542,150	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
009	080900	1790	5/31/05	\$430,000	DOR RATIO;OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	080900	2210	1/4/05	\$524,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	080900	2290	6/5/06	\$1,075,000	IMP COUNT

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009	080900	2575	1/12/06	\$929,000	RELOCATION - SALE BY SERVICE
009	080900	2575	1/12/06	\$929,000	RELOCATION - SALE TO SERVICE
009	080900	3090	12/22/04	\$123,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
009	080900	3090	12/22/04	\$123,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
009	080900	3090	12/22/04	\$123,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
009	080900	3225	3/31/04	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	080900	3325	2/27/04	\$105,558	DOR RATIO
009	080900	3400	4/7/04	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	080900	3545	8/12/04	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	080900	3790	11/28/06	\$670,000	ACTIVE PERMIT BEFORE SALE>25K
009	168940	0375	5/30/06	\$1,300,000	RELOCATION - SALE BY SERVICE
009	168940	0375	5/23/06	\$1,300,000	RELOCATION - SALE TO SERVICE
009	168940	0750	6/21/04	\$995,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	169890	0010	10/19/06	\$980,000	ACTIVE PERMIT BEFORE SALE>25K
009	169890	0010	2/23/06	\$610,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	169890	0125	8/4/05	\$581,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	173180	0340	3/17/06	\$3,300,000	RELOCATION - SALE BY SERVICE
009	173180	0340	3/17/06	\$3,300,000	RELOCATION - SALE TO SERVICE
009	173180	0680	1/17/05	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	173180	0715	9/10/04	\$1,100,000	%COMPL;BANKRUPTCY - RECEIVER OR TRUSTEE
009	173180	0960	7/12/05	\$1,030,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	173180	1025	6/25/04	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	173280	0385	8/1/05	\$5,050,000	SAS DIAGNOSTIC OUTLIER
009	173280	0410	8/18/04	\$1,675,000	OBSOL
009	173280	0610	4/26/04	\$989,000	DOR RATIO
009	173280	0660	6/30/05	\$5,100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	173280	1496	9/9/04	\$499,950	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	179450	0225	8/16/06	\$502,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	179450	0235	9/1/04	\$574,500	RELOCATION - SALE BY SERVICE
009	179450	0235	9/1/04	\$574,500	RELOCATION - SALE TO SERVICE
009	179450	0285	3/29/05	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	179450	0370	10/24/06	\$1,500,000	IMP COUNT;%COMPL
009	179450	0370	6/3/05	\$581,000	IMP COUNT;%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	179450	0550	8/21/06	\$840,000	IMP COUNT
009	179450	0550	12/13/06	\$679,000	IMP COUNT
009	179450	0550	9/21/05	\$580,000	IMP COUNT
009	179450	0570	12/10/04	\$440,000	UNFIN AREA
009	179450	0835	11/24/04	\$438,000	IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR
009	179450	1000	7/26/06	\$780,000	IMP COUNT
009	186060	0095	7/15/04	\$995,000	DOR RATIO
009	186060	0350	9/22/04	\$149,153	DOR RATIO;QUIT CLAIM DEED; DIVORCE
009	186060	0500	12/7/06	\$515,000	ACTIVE PERMIT BEFORE SALE>25K
009	186060	0685	10/18/04	\$999,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	186110	0265	7/6/06	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR

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009	186110	0286	10/20/05	\$459,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
009	186140	0055	9/6/05	\$742,000	RELOCATION - SALE BY SERVICE
009	186140	0055	9/6/05	\$742,000	RELOCATION - SALE TO SERVICE
009	186140	0065	9/25/06	\$630,000	OBSOL
009	186140	0105	3/19/04	\$642,000	SEGREGATION AND/OR MERGER
009	192930	0280	3/10/05	\$212,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	0100	10/26/05	\$32,334	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	0100	10/26/05	\$32,333	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	0100	10/26/05	\$32,333	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	0410	2/14/05	\$539,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	239710	0495	10/14/04	\$100,000	DOR RATIO
009	239710	0495	12/7/06	\$60,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	0550	3/18/05	\$509,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	239710	0605	11/12/04	\$553,000	RELOCATION - SALE BY SERVICE
009	239710	0605	11/12/04	\$553,000	RELOCATION - SALE TO SERVICE
009	239710	1115	8/8/05	\$670,000	OBSOL
009	239710	1275	6/17/04	\$515,000	RELOCATION - SALE BY SERVICE
009	239710	1275	6/17/04	\$515,000	RELOCATION - SALE TO SERVICE
009	239710	1355	10/2/06	\$248,250	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	239710	1525	11/8/04	\$550,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	323220	0095	4/28/06	\$130,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
009	323220	0095	4/1/04	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	323220	0150	6/17/05	\$805,000	SEGREGATION AND/OR MERGER
009	352890	0280	8/26/04	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	352890	0515	2/11/05	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	352890	0540	2/1/05	\$610,000	DOR RATIO;OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	352890	0540	8/18/06	\$1,700,000	OBSOL
009	387990	0840	7/26/06	\$3,350,000	SAS DIAGNOSTIC OUTLIER
009	421240	0046	12/20/04	\$635,000	RELOCATION - SALE BY SERVICE
009	421240	0046	12/20/04	\$635,000	RELOCATION - SALE TO SERVICE
009	423290	0330	7/29/04	\$40,947	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	423290	0365	8/24/06	\$604,500	RELOCATION - SALE BY SERVICE
009	423290	0365	7/25/06	\$604,500	RELOCATION - SALE TO SERVICE
009	423290	0510	7/13/06	\$2,200,000	OBSOL
009	423290	0630	5/14/04	\$719,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	1680	10/20/05	\$580,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	423290	1790	11/3/06	\$18,261	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; AND OTHER WARNINGS
009	423290	1985	2/12/04	\$399,200	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
009	423290	1990	9/21/06	\$535,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
009	423290	2070	6/23/06	\$1,575,000	SAS DIAGNOSTIC OUTLIER

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009	423290	2145	8/7/06	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	423290	2785	6/9/05	\$1,700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	2940	12/28/04	\$585,000	SEGREGATION AND/OR MERGER
009	423290	3215	9/21/05	\$1,025,000	UNFIN AREA
009	423290	3415	11/17/05	\$571,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	423290	3535	4/25/05	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	423290	3580	10/18/06	\$1,200,000	ACTIVE PERMIT BEFORE SALE>25K
009	423290	4065	2/19/05	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
009	545730	0130	9/13/05	\$2,100,000	NOT MARKET SALE PER LMER
009	545730	0860	12/7/04	\$1,150,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	545730	0955	8/16/04	\$930,000	DOR RATIO;TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
009	545780	0885	2/11/04	\$475,000	DOR RATIO;PREVIMP<=25K
009	545780	0985	2/27/04	\$835,000	DOR RATIO
009	545780	1115	10/1/04	\$860,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	545780	1670	9/23/04	\$664,000	DOR RATIO
009	616990	0250	2/12/04	\$725,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	0545	8/15/06	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	0725	3/2/06	\$1,166,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	0775	12/22/05	\$2,210,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	616990	0825	3/23/05	\$1,425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	616990	1025	8/8/05	\$1,100,000	UNFIN AREA
009	616990	1025	3/22/04	\$959,500	UNFIN AREA
009	689040	0045	5/21/04	\$490,000	SAS DIAGNOSTIC OUTLIER
009	692670	0050	12/14/05	\$860,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	0265	7/28/04	\$350,000	IMP COUNT;SEGREGATION AND/OR MERGER
009	701120	0580	7/25/05	\$605,000	CHANGE OF USE
009	701120	0765	3/16/04	\$519,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	0770	10/26/05	\$107,500	DOR RATIO
009	701120	0775	11/15/04	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	0825	12/10/04	\$463,500	DOR RATIO;1031 TRADE; IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	0915	5/7/04	\$580,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	701120	1025	1/18/06	\$248,000	PREVIMP<=25K
009	701120	1025	7/20/04	\$170,000	PREVIMP<=25K
009	701120	1086	11/21/05	\$695,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	1105	7/13/04	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	1160	5/27/04	\$705,000	PREVIMP<=25K
009	701120	1315	6/3/05	\$460,000	SEGREGATION AND/OR MERGER
009	701120	1450	4/26/04	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	1470	9/21/06	\$479,500	ACTIVE PERMIT BEFORE SALE>25K
009	701120	1470	7/15/05	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	701120	1472	9/21/06	\$469,500	%COMPL
009	701120	1475	2/24/05	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
009	701120	1520	11/1/04	\$525,000	SEGREGATION AND/OR MERGER
009	701120	1560	12/29/06	\$670,000	ACTIVE PERMIT BEFORE SALE>25K

Improved Sales Removed from this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

009	701120	1560	9/23/05	\$665,000	SEGREGATION AND/OR MERGER
009	701420	0041	9/28/06	\$915,000	RELOCATION - SALE BY SERVICE
009	701420	0041	9/25/06	\$915,000	RELOCATION - SALE TO SERVICE
009	701420	0042	11/7/06	\$730,000	RELOCATION - SALE BY SERVICE
009	701420	0042	10/19/06	\$730,000	RELOCATION - SALE TO SERVICE
009	715920	0005	6/1/04	\$2,105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	731890	0046	8/5/04	\$424,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	949470	0050	4/26/05	\$815,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 12

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	701320	0166	4/15/2004	\$281,500	2400	N	N
9	168940	1303	2/21/2006	\$795,000	5500	Y	N
9	423290	3210	2/25/2005	\$373,000	3600	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 12

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	097600	0575	2/23/2004	\$295,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR;
2	192504	9013	11/1/2005	\$225,000	BUILDER OR DEVELOPER SALE
2	192504	9013	11/1/2005	\$18,000	DOR RATIO
2	192930	0345	1/11/2005	\$37,183	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
2	197220	5631	12/8/2006	\$598,000	DOR RATIO
2	197220	5632	11/7/2006	\$589,000	DOR RATIO
2	197220	5633	12/8/2006	\$611,950	DOR RATIO
2	681910	0350	1/6/2005	\$550,000	NO MARKET EXPOSURE
2	701320	0166	9/8/2005	\$355,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	701520	0040	5/6/2005	\$325,000	NO MARKET EXPOSURE
2	744300	0646	10/28/2004	\$269,950	BUILDER OR DEVELOPER SALE
2	744300	0647	8/30/2004	\$280,000	BUILDER OR DEVELOPER SALE
9	173180	0450	12/29/2004	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.);
9	701120	0270	3/26/2004	\$600,000	MULTI-PARCEL SALE;
9	701120	0881	4/19/2004	\$185,000	BUILDER OR DEVELOPER SALE
9	701120	1430	3/29/2006	\$195,000	BUILDER OR DEVELOPER SALE
9	956180	0131	5/13/2004	\$850,000	BUILDER OR DEVELOPER SALE
9	956180	0132	5/13/2004	\$869,000	BUILDER OR DEVELOPER SALE



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr